

ANUSHA OMKAR INAMDAR
BTECH (CIVIL); QUANTITY SURVEYOR

B-Wing, 5th Floor, Shrikant Chambers, Near R.K. Studio, Sion-Trombay Road, Chembur, Mumbai- 400 071
☎ 022 61402200

FORM-2
ENGINEER'S CERTIFICATE

Date: 29.07.2017

To
SANDU SANSKAR BUILDING DEVELOPERS LLP,
E-1, Maryland Apartments, Sandu Nagar, D. K. Sandu Marg, Chembur,
Mumbai – 400071

Subject: Certificate of Cost Incurred for Development of Sandu Sanskar – Sanskar Co-op Premises Society Ltd (MahaRERA Registration No.) for Construction : as per current approved plan – 4 Basements + Ground + 9 slabs of superstructure situated on the Plot bearing No. 53, CTS No.3211 & 3213 demarcated by its boundaries Bombay Agra Road to the North, Final Plot No. 53A to the South, Hirachand Desai Road to the East, Gandhi Chhaya CHSL and Mahavir CHSL to the West, (Latitude and Longitude of the end points : North East point - 19°5'20.107"N & 72°54'28.243"E, South East point - 19°5'18.275"N & 72°54'28.188"E, south west points - 19°5'18.313"N & 72°54'26.983"E, North west points - 19°5'20.262"N & 72°54'26.983"E) of Division Konkan village Ghatkopar taluka Kurla District Mumbai Suburban 400074 Maharashtra state admeasuring 2104.52 sq. mts. area being developed by SANDU SANSKAR BUILDING DEVELOPERS LLP

Ref: (MahaRERA Registration Number)

Sir,

I, **Mrs. Anusha Omkar Inamdar**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, **as per current approved plan – 4 Basements + Ground + 9 slabs of superstructure** located at No 53, CTS No.3211 & 3213 of Division Konkan village Kurla taluka Kurla Maharashtra District Mumbai Suburban 400074 admeasuring 2104.52 sq.mts. area being developed by **SANDU SANSKAR BUILDING DEVELOPERS LLP**

Following technical professionals are appointed by Owner / Promoter: -

- a. Shri Umesh Pawar as L.S. / Architect
 - b. M/s. SACPL as Structural Consultant
 - c. M/s. TRANSVEN Consulting Pvt.Ltd. as MEP Consultant
 - d. Smt. Anusha Omkar Inamdar as Quantity Surveyor *
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Smt. Anusha Omkar Inamdar quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
 3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 66,50,00,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 4. The Estimated Cost Incurred till date is calculated at **Rs. 5,65,46,462 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **MCGM** (planning Authority) is estimated at **Rs. 60,84,53,538 /-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building Sandu Sanskar – Sanskar Co-op Premises Society Ltd

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.06.2017 is Rs. 66,50,00,000 /- Sixty-Six Crore Fifty Lakhs only	66,50,00,000/-
2	Cost incurred as on 30.06.2017 is Rs.5,65,46,462 /- Five Crore Sixty-Five Lakhs Forty-Six Thousand Four hundred and Sixty-Two only	5,65,46,462/-
3	Work done in Percentage (as Percentage of the estimated cost)	8.5 %
4	Balance Cost to be Incurred (Based on Estimated Cost) Rs. 60,84,53,538 /- Sixty Crore Eighty-Four Lakhs Fifty-Three Thousand Five Hundred and thirty-eight only	60,84,53,538/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A) Rs. Nil /-	Nil

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2017	Rs. Nil /-
2	Cost incurred as on 30.06.2017	Rs. Nil /-
3	Work done in Percentage (as Percentage of the estimated cost) Nil %	Nil %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. Nil /-
5	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil /-

Yours Faithfully

Signature of Engineer



(License No: Not Applicable)

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Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*)
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred
5. All components of work with specifications are indicative and not exhaustive

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)