

PLANHIGH PROJECT **MANAGEMENT CONSULTANTS**

Office :- 4B10, 4th floor, High Street Mall,
Kapurawadi, Thane (west),
Phone.No :- 7208677767
Email:- :- yogesh@planhighpmc.com,
planhighpmc@gmail.com

FORM-2

[See Regulation 3] ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from
Designated Account- Project wise)

Date :31 Dec. 2018

M/s V-raj buildcon,
Unit No. 530, A- wing, Lodha Supremus 2
Road No 22, Near New Passport Office,
Wagle Estate, Thane (W)

Subject : - Certificate of Cost Incurred for Development of V-raj Height for Construction of
2 building(s)/ 1 Wing(s) of the _____ Phase (MahaRERA Registration Number)
situated on the Plot bearing ~~C.N. No./CTS No./Survey No./ Final Plot No.~~ 1025 A (PT), Tika
No. 20 demarcated by its boundaries (latitude and longitude of the end points) 19.183534,
72.971713 to the North 19.182408, 72.971722 to the South 19.182916, 72.971967 to the
East 19.182736, 72.971209 to the West of village Chendani, Kopri Taluka Thane Districts
Thane Pin 400603 Admeasuring 5850.05 Sqm. Area being developed by (Promoter)

Ref : - MahaRERA Registration Number _____

Sir,

I/ We M/s PlanHighProject Management consultants have undertaken assignment of certifying Estimated
Cost of Subject Real Estate Project proposed to be registered under MahaRERA, being 2
building(s)/ _____ Wing(s) of _____ Phase situated on the plot bearing ~~C.N. No./CTS No./Survey No./ Final~~
~~Plot No.~~ 1025 A (PT), Tika No. 20 of Division / Village **Kopri** Taluka Thane District **Thane** Pin 400603
admeasuring 5850.05 sq.mts. Area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s ~~/Shri/Smt~~ Nexstep Consultant as L.S. / Architect ;
- (ii) M/s ~~/Shri/Smt~~ Ajay Mahale & associates as Structural Consultant
- (iii) M/s ~~/Shri/Smt~~ Mepcon Auditing and consultancy services as MEP Consultant
- (iv) M/s ~~/Shri/Smt~~ Planhigh Project Management consultants 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 PlanHigh
Project Management Consultants 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 .

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 114,36,73,342 (Total of Table A (A1+A2) 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 thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 1,45,79,978, (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
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 Planhigh project management consultant (Planning Authority) is estimated at Rs. 112,90,93,364/- (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 31 dec. 2018

This certificate is as given in Table A and B below :

TABLE A1

Building /Wing bearing Number or called **Sale Building**
(To be prepared separately for each Building /Wing of the
Real Estate Project)

Sr. No	Particu	Amounts
(1)	(2)	(RS)
1	Total Estimated cost of the building/wing as on <u>31st Dec 18</u> date of Registration is	Rs. <u>69,84,44,802.00 /-</u>
2	Cost incurred as on <u>31st Dec 18</u> (based on the Estimated	Rs. <u>0.00/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0.00 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>69,84,44,802.00/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>31st Dec 18</u> not included in the Estimated Cost	Rs. <u>0.00/-</u>

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TABLE A2

Building /Wing bearing Number or called **Rehab Building**
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr	Particulars	Amounts
(1)	(2)	
1	Total Estimated cost of the building/wing as on <u>3rd sep 18</u> date of Registration is	<u>Rs. 39,52,28,540/-</u>
2	Cost incurred as on <u>31st Dec 18</u> (based on the Estimated cost)	<u>Rs. 81,56,856/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>2.06 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 38,70,71,684/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>31st Dec 18</u> not included in the Estimated Cost (Annexure A)	<u>Rs. 5,23,984.00</u>

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. no.	Particular	Amount
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>3rd sep 18</u> date of Registration is	<u>RS. 5,00,00,020/-</u>
2	Cost incurred as on <u>31st Dec 18</u> (based on the Estimated cost).	<u>RS. 64,23,122/-</u>
3	Work done in Percentage (as Percentage of the estimated cost	<u>12.85 %</u>
4	Balance Cost to be Incurred (Based on <u>31st Dec 18</u> of Estimated Cost).	<u>RS. 4,35,76,878/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>31st Dec 18</u> not included in the Estimated Cost (Annexure A).	<u>RS. 0.00/-</u>

Yours Faithfully,



Signature of Engineer.

(Licence No. ADTP/Engineer/84)



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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)