

NIJAM Y. SHAIKH

Civil Engineer, Estimator, Quantity Surveyor & Gov. Registered Contractor
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Date - 29/9/2017

FORM-2 [see Regulation 3]

(Civil) ENGINEER'S CERTIFICATE

To
M/s A P GROUP OF CONSTRUCTION,
2nd floor, Patel Plaza,
Kalyan-Murbad Road,
Kalyan (W) - 421301

Subject: Certificate of Cost Incurred for Development (Res.+Comm.) of 7 buildings and one Common Multi Purpose Structure Named- 'Shree Gajanan Fortune City' now referred as- Building 'A', Building 'B', Building 'C', Building 'D', Building 'E', Building 'F', Building 'G' All Gr+4 floors + 'Common Multi Purpose Structure' together admeasuring 18148.12 sqmts.

- MahaRERA Registration Number _____) at Plot bearing Survey no. 65 P, Khadavali village Taluka- Kalyan , District- Thane, State- Maharashtra, admeasuring 17000 sq.mts. area are being developed by M/s. AP GROUP OF CONSTRUCTION (Builders & Developers)

Ref: MahaRERA Registration Number _____

Sir,

I, Nijam Y Shaikh , have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 7 Nos. Buildings (Gr.+4) + 1 Common Multi Purpose Structure, of construction at plot Bearing Survey no. 65P, Khadavali village Taluka- Kalyan , District- Thane, State- Maharashtra, admeasuring 17000 sq.mts. area are being developed by M/s. AP GROUP OF CONSTRUCTION (Builders & Developers)

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

(i) M/s Gulve Architects , as Architects

(ii) M/s C.M. Consultants, Ulhasnagar as Structural Consultant

(iii) M/s /Shri / Smt _____ as MEP Consultant

(iv) Shri Nijam Y Shaikh as Civil Engineer / Quantity Surveyor

2. I have estimated the cost of the said project till completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. My estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Developer and Consultants (mentioned above) and the Schedule of items and quantity for the entire work as calculated by Me, as Civil Engineer / Quantity Surveyor, appointed by Developer and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by me at critical stages and as informed by developers.

3. The "Total Estimated Cost" of completion of the building(s) of the aforesaid project under reference is arrived as Rs 35.164 Cr (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 ADTP Thane Dist. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1.68 Cr. (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 ADTP Thane Dist. (planning Authority) is estimated at Rs. 33.484 Cr.

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 :

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TABLE A
Building 'A'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building 'A' (Gr + 4 floor) as on 28-09-2017 (admeasuring- 1850.32 sq.mts.)	Rs. 2.689 Cr.
2	Cost incurred as on 28-09-2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2.689 Cr.
5	Cost Incurred on Additional /Extra Items as on 28-09-2017 not included in the Estimated Cost (Annexure A)	NA

TABLE A
Building 'B'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building 'B' (Gr + 4 floor) as on 28-09-2017 (admeasuring- 2799.16 sq.mts.)	Rs. 4.068 Cr.
2	Cost incurred as on 28-09-2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4.068 Cr
5	Cost Incurred on Additional /Extra Items as on 28-09-2017 not included in the Estimated Cost (Annexure A)	NA

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TABLE A

Building 'C'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building 'C' (Gr + 4 floor) as on 28-09-2017 (admeasuring- 2799.16 sq.mts.)	Rs. 4.068 Cr
2	Cost incurred as on 28-09-2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4.068 Cr
5	Cost Incurred on Additional /Extra Items as on 28-09-2017 not included in the Estimated Cost (Annexure A)	NA

TABLE A

Building 'D'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building 'D' (Gr + 4 floor) as on 28-09-2017 (admeasuring- 2959.96 sq.mts.)	Rs 4.302 Cr.
2	Cost incurred as on 28-09-2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 4.302 Cr.
5	Cost Incurred on Additional /Extra Items as on 28-09-2017 not included in the Estimated Cost (Annexure A)	NA

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TABLE A
Building 'E'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building 'E' (Gr + 4 floor) as on 28-09-2017 (admeasuring- 2462.77 sq.mts.)	Rs. 3.579 Cr.
2	Cost incurred as on 28-09-2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3.579 Cr.
5	Cost Incurred on Additional /Extra Items as on 28-09-2017 not included in the Estimated Cost (Annexure A)	NA

TABLE A
Building 'F'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building 'F' (Gr + 4 floor) as on 28-09-2017 (admeasuring- 2834.12 sq.mts.)	Rs. 4.119 Cr.
2	Cost incurred as on 28-09-2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4.119 Cr.
5	Cost Incurred on Additional /Extra Items as on 28-09-2017 not included in the Estimated Cost (Annexure A)	NA

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Director

TABLE A

Building 'G'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building 'G' (Gr + 4 floor) as on 28-09-2017 (admeasuring- 2313.64 sq.mts.)	Rs. 3.362 Cr.
2	Cost incurred as on 28-09-2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3.362 Cr.
5	Cost Incurred on Additional /Extra Items as on 28-09-2017 not included in the Estimated Cost (Annexure A)	NA

TABLE A

Common Multi Purpose Structure

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the 'Registration Office' (Gr floor) as on 28-09-2017 (admeasuring- 128.99 sq.mts.)	Rs.0.187 Cr.
2	Cost incurred as on 28-09-2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.187 Cr.
5	Cost Incurred on Additional /Extra Items as on 28-09-2017 not included in the Estimated Cost (Annexure A)	NA

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/09/2017 date of Registration is	Rs. 8.79 Cr
2	Cost incurred as on 28-09-2017 (based on the Estimated cost)	Rs. 1.68 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	19.11 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7.11 Cr
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

*** Notes-**

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)

- Not Applicable

Yours Faithfully (Signature of Civil Engineer)

NIJAM Y. SHAIKH

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Shaiikh