



SHILPLEKHA CONSULTANT

ARCHITECTURAL & STRUCTURAL PROJECT CONSULTANT

306, Shree Siddhi Manora, C.S. Marg, Opp. Dr. Desai's Hospital, Virar (W), E-mail : shilp_lekha@rediffmail.com

Ref. No. _____

FORM-2

Date : _____

ENGINEER'S CERTIFICATE

Date : 31/03/2018

To,
M/s Shrinath Realtors
Near Juchandra Railway Fatak,
Chandrapada, Naigaon (E)
Tal. Vasai Dist. Palghar.

Subject: Certificate of Cost Incurred for Development of 1 No. of Building 5 wings A, B, C, D & E as per VVCMC approved plan of 1st phase of project situated on the Plot bearing Survey No. 6, H.No. 1B+2 demarcated by its boundaries (Latitude 19°21'31.82", Longitude 72°52'44.06") 20mt wide D.P. road, S.No. 8 & 9 to the North, S.No. 15, to the South, Chandika Temple, S.No. 206, to the East, S.No. 22, 23, 24 & 25 to the West of Division: Kokan, Village: Chandrapada, Taluka : Vasai, District : Palghar, admeasuring wing A-549.85 sq.mts; wing B-903.04 sq.mts; wing C-471.24 sq.mt; wing D- 1008.16 sq.mt; wing E-917.71 sq.mt totaling to 3850.00 sq.mts builtup area (FSI) being developed by M/S Shrinath Realtors [VVCMC File No. SPA-VP-0002]

Ref : MahaRERA Registration Number _____
Sir,

We Shilplekha Consultant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, 1 building, 5 wings A, B, C, D & E as per VVCMC approved plan of 1st phase of project situated on the Plot bearing Survey No. 6, H.No. 1B+2 of Division: Kokan, Village: Chandrapada, Taluka : Vasai, District : Palghar, admeasuring wing A-549.85 sq.mts; wing B-903.04 sq.mts; wing C-471.24 sq.mt; wing D- 1008.16 sq.mt; wing E-917.71 sq.mt totaling to 3850.00 sq.mts builtup area (FSI) being by M/S Shrinath Realtors [VVCMC File No. Spa-VP-0002]

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

- (i) Sanjay S. Narang of M/S En.-Con as Licensed Engineer.
- (ii) M/s Shilplekha Consultant as Structural Consultant
- (iii) M/s None as MEP Consultant
- (iv) M/s None 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 us, 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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Ref. No. _____

Date : _____

WINNG:-A

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,50,00,000/- 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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs23,50,000/-. 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 VVCMC is estimated at Rs1,26,50,000/-

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

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 19/07/2017 date of Registration is	Rs. 1,35,00,000/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost)	Rs. 23,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	17.41%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,11,50,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL



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Ref. No. _____

TABLE B

Date : _____

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

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26/7/2017 date of Registration is	Rs 15,00,000/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost).	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs 15,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs NIL

WING:-B

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 2,45,00,000/- 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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 38,50,000/-. 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 VVCMC is estimated at Rs 1,26,50,000/-

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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Ref. No. _____

TABLE A

Date : _____

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 19/07/2017 date of Registration is	Rs2,20,00,000/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost)	Rs. 38,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	17.50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,81,50,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

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

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26/7/2017 date of Registration is	Rs25,00,000/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost).	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs25,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs NIL



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Ref. No. WING-C

Date : _____

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,35,00,000/- 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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs24,00,000/-. 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 VVCMC is estimated at Rs1,11,00,000/-
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

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 19/07/2017 date of Registration is	Rs1,20,00,000/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost)	Rs. 24,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 96,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL



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Ref. No. _____

TABLE B

Date : _____

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

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26/7/2017 date of Registration is	Rs 15,00,000/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost).	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs 15,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs NIL

WING:-D

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 2,85,00,000/- 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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs 46,00,000/-. 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 VVCMC is estimated at Rs 2,39,00,000/-
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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WING:-E

of. NO. _____

Date : _____

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 2,60,00,000/- 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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs41,00,000/-. 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 VVCMC is estimated at Rs2,19,00,000/-
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

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 19/07/2017 date of Registration is	Rs2,35,00,000/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost)	Rs. 41,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	17.45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,94,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL



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Ref. No. _____ **TABLE B** (to be prepared for the entire registered phase of the Real Estate Project) Date: _____

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26/7/2017 date of Registration is	Rs25,00,000/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost).	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs25,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs NIL

Yours Faithfully,

For Shilplekha Consultant

(C.L. CHHEDA)

(Licence No. STR/C/43)

*** 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