

VASTUKALP

ARCHITECT
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APPROVED VALUER
LAND CONSULTANT
PROJECT CONSULTANT

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Date: 30/06/2019

FORM-2 ENGINEER'S CERTIFICATE

To,
Mr. Kishorilal Baldev Sharma &
Mr. Haresh Nathuram Porji,
Survey no.5/2,5/6,5/4+7,
Ghot, Tal- Panvel, District- Raigad.

Sub : Certificate of Cost Incurred for Development of Construction Work of 8 No. of Buildings as 1st and only Phase of the Project "KRUSHNA KUNJ" [MahaRERA Registration Number P52000017765 situated on the Plot bearing Survey no. 5/2, 5/4+7, 5/5, 5/6 Demarcated by its boundaries (latitude and longitude of the end points) 73 06 54.40 - 19 05 04.55, 73 06 54.79 - 19 05 02.43, 73 06 55.39 - 19 05 02.45, 73 06 56.19 - 19 05 04.26, 73 06 56.31 - 19 05 03.34, Village – Ghot, Taluka – Panvel, District- Raigad. Admeasuring 11076sq. mtrs. area being developed by KRUSHNA DHAM BUILDERS AND DEVELOPERS GHOT.

Ref.: MahaRERA Registration Number P52000017765.

Sir,

I SHRI YATEESH TARE Partner of VASTUKALP Licensed Engineer have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Work of the all 8 no.s of Buildings 1st and only Phase of the Project, situated on the plot bearing Survey no. 5/2, 5/4+7, 5/5, 5/6 of Village – Ghot, Taluka – Panvel, District- Raigad. Admeasuring 11076sq. mtrs. area being developed by KRUSHNA DHAM BUILDERS AND DEVELOPERS GHOT.

1. Following technical professionals are appointed by Owner / Promoter :-
 - i. Mrs. NEHA JAIN as an Architect.

- ii. M/s VASTUKALP - Mr.Yateesh Tare,B.E.(Civil) as Structural Design Consultant.
 - iii. Mr. Amit Kumbhar as MEP Consultant.
 - iv. Mr. Aatmaram Shahaneas Site Supervisor
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP & 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 & Consultants & The Schedule Of items & quantity for the entire work as calculated by us appointed by Developer & the assumption of the cost of material, labour & other inputs made by developer. & 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.23,62,23,683/-** (Total of Table – A and B). The estimated Total Cost of project is with reference to the Civil, MEP and Allied works and required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building (s) from the **Panvel 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.2,24,08,972/-** (Total of Table – A and Table – B). The amount of Estimated Cost Incurred is calculated on the basis 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 **Panvel Municipal Corporation** (planning Authority) is estimated at **Rs.21,38,14,711/-** (Total of Table A & 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 Table – B below

Building - 1

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs. 2,16,59,053/-
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs. 0 /-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	= 0.0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs. 2,16,59,053/-
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	NIL

TABLE - A.

Building - 2

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.3,28,08,145/-
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs. 0/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	=0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.3,28,08,145/-
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	NIL

TABLE - A.

Building - 3

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.1,96,74,801/-
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs.27,85,952/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	=14.20%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.1,68,88,849/-
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	NIL

TABLE – A.

Building - 4

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.1,63,62,320/-
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs.24,85,436/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	=15.19%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.1,38,76,884/-
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	NIL

TABLE – A.

Building - 5

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.1,94,44,559/-
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs.62,65,037/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	=32.20%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.1,31,79,522/-
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	NIL

TABLE – A.

Building - 6

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.3,88,67,596/-
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs.45,12,528/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	=11.60%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.3,43,55,068/-
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	NIL

TABLE - A.

Building - 7

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.3,92,32,604/-
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs. 0 /-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	=0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.3,92,32,604/-
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	NIL

TABLE - A.

Building - 8


Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.3,90,89,078/-
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs.45,30,424/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	=11.60%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.3,45,58,654/-
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	NIL

TABLE – B

Sr. No.	Particulars		Amounts
1.	Total Estimated cost of Facilities, Amenities for the Building / Wing as on today	:	Rs.90,85,526/-
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs. 18,29,595/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	=20.1%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.72,55,931/-
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	NIL

Yours Faithfully

For VASTUKALP


MR YATEESH TARE
B.E.CIVIL (ENGINEER)
(License No BMC /STR/T/33)

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