



DIPTI KHEDEKAR & ASSOCIATES

Project Management Consultants, NDT, QA-QC, Tendering, Design Review,
Project Planning & Monitoring, Quantity Surveyors & Cost Estimators

Arun Khasnis
RCC Consultant
Govt. Approved Valuer

Dipti Khedekar
B.E. (Civil), MS (USA)

Abhishek Khedekar
B.E. (Civil), PGPPM, AMIE
MBA (Operations)

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: 24.07.2019

To
Shri. Vinod Mishra
M/s. Gajanan Properties,
Shop No. 3, Shivam Apartment, Kolsewadi,
Kalyan (E) 421306

Subject: Certificate of Percentage of Completion of Constructions Work of 2 No.
Building / A&B Wing of the - Project . [Maha RERA Registration Number]
Situating on the plot bearing /Survey No/ 33 H. No 1/1/1A, 1/1/1B, 1/1/1C, 1/1/2
Demarcated by its boundaries (latitude and longitude of the end points) Bldg. No.2 wing c on same subjected property to the by its NORTH- Bldg. no. 1 wing A,B,C on the same subjected property to the South, S. N. 33 H.no. 1 / 2 to the East, S. No. 34, to the West, of division Kokan village . Khadegolivli, taluka kalyan, District Thane . Pin 421306 admeasuring part plot out of the total polt of 7580.00 Sq.Mt. area remaining after area given for development to other developer as per the register development agreement, is being developed by Shri. Vinod Mishra. M/S. Gajanan Properties, Shop No .3 Shivam Apartment, Kolsewadi, Kalyan (E) 421306

Sir,
I/ smt. Dipti Khedekar & Associates Have undertaken assignment as Architect of certifying percentage of Completion of construction Work of the proposed 2 No. Building A&B wing of the Project, situated on the plot bearing Survey No/ 33 H. No 1/1/1A, 1/1/1B, 1/1/1C, 1/1/2 of division Kokan village . Khadegolivli, taluka kalyan, District Thane . Pin 421306 admeasuring part plot out of the total polt of 7580.00 Sq.Mt. area remaining after area given for development to other developer as per the register development agreement, is being developed by Shri. Vinod Mishra. M/S. Gajanan Properties, Shop No .3 Shivam Apartment, Kolsewadi, Kalyan (E) 421306

Abhishek Khedekar

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1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) **Shri Aniruddha S. Dastane.** as L.S. / Architect ;
 - (ii) **M/S Khasnis & Associates** as Structural Consultant
 - (iii) **M/s Not Applicable** as MEP Consultant
 - (iv) **Shri Ashish Mishra** as Site Supervisor
 - (v) **Shri/Smt. Dipti Khedekar** 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 **Shri/Smt. Dipti Khedekar** 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.11,15,44,828/-** (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 **Kalyan Dombivli 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.1,06,65,278** /- (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 **Kalyan Dombivli Municipal Corporation** (planning Authority) is estimated at **Rs. 10,08,79,550/-** (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 :

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TABLE A

Building no. 2 "GR+PS+7" Wing no. A of the Project.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>12-05-2019</u> date of Registration is	<u>Rs.5,43,21,749</u>
2	Cost incurred as on <u>24-07-2019</u> (based on the Estimated cost)	<u>Rs.54,05,691 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>10%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.4,89,16,057/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>0/-</u>

TABLE A

Building no. 2 "GR+PS+7" Wing no. B of the Project.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>12-05-2019</u> date of Registration is	<u>Rs.5,39,33,100</u>
2	Cost incurred as on <u>24-07-2019</u> (based on the Estimated cost)	<u>Rs.52,59,586/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>10%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.4,86,73,513/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>0/-</u>

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TABLE B

Internal & External Development Works in Respect of the entire registered Phase

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>12-05-2019</u> date of Registration is	<u>Rs.32,89,979/-</u>
2	Cost incurred as on <u>24-07-2019</u> (based on the Estimated cost)	<u>Rs 0/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.32,89,979 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>0/-</u>

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Yours Faithfully

For Dipti Khedekar and Associates

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Dipti Khedekar

(Licence No.....)



*** 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)