

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:

To,
M/s. Angath Properties LLP,
A/502-503, Bhaveshwar Arcade,
L.B.S. Road, Ghatkopar (W),
Mumbai - 400 086.

Subject: Certificate of Cost Incurred for Development of "Gharkul Height" for Construction of A & B Wing(s) of the one Phase situated on the Plot bearing CTS No. 211A demarcated by its boundaries (latitude and longitude of the end points) 19°15'24.80" & 72°93'58.08"N, 19°15'20.49" & 72°93'58.66"E, 19°15'18.94" & 72°93'52.40"S, 19°15'24.62" & 72°93'52.81"W of Village Bhandup, Taluka Bhandup, District Kurla, Pin 400 078. admeasuring 2487.50 sq.mts. area being developed by M/s. Angath Properties LLP

Ref: Maha RERA Registration Number _____

Sir,

I M/s. K.R.Mehta, Structural Engineers have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being A & B Wing(s) of the one phase situated on the plot bearing CTS No. 211A of Village Bhandup, Taluka Bhandup, District Kurla PIN 400 078 admeasuring 2487.50 sq.mts. area being developed by **M/s. Angath Properties LLP.**

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

- (i) M/s/Shri./M/s. Mayuree Consultants as L.S. ;
- (ii)M/s /Shri / Smt. M/s. K.R.Mehta as Structural Consultant
- (iii) M/s /Shri / Smt None as MEP Consultant
- (iv) M/s /Shri / Smt Rajendra P. Bankar as Quantity Surveyor

R. Mehta

K. R. Mehta

B. E. (Civil)

CONSULTING STRUCTURAL ENGINEER

13, Waman, 46, Garodia Nagar,
Ghatkopar (E), Mumbai - 400 077.
Tel. Resi.: 2506 5541

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 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. 56.70 Cr. (Total of Table A & 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 9.10 Cr. (Total of Table A & 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 MCGM is estimated at Rs. 56.70 Cr. (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 B below :

TABLE A

Wing bearing Number A & B or called Gharkul Heights.
(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on _____ date of Registration is	56.70 Cr.
2	Cost incurred as on _____ (based on the Estimated Cost)	<u>9.10 Cr.</u>

K. R. Mehta

K. R. Mehta

B. E. (Civil)

CONSULTING STRUCTURAL ENGINEER

13, Waman, 46, Garodia Nagar,
Ghatkopar (E), Mumbai - 400 077.
Tel. Resi.: 2506 5541

3	Work done in Percentage (as Percentage of the estimated cost)	16%
4	Balance Cost to be Incurred (Based on Estimated Cost)	44.60 Cr.
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	---

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 _____ date of Registration is	3.00 Cr
2	Cost incurred as on _____ (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3.00 Cr
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	---

Yours Faithfully
M/s. K.R.Mehta

K.R.Mehta
License No. STR/m/27

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)