

KETAN KHAMAR

A/6, Uttkarsh, Behind Modern School, Sikkaganagar, V.P. Road, Mumbai – 400 004

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 15/01/2019

To

**M/s. Bharat Infrastructure and Engineering Pvt. Ltd.
C/3, Skyvistas, 1, Bharat Corporate Avenue,
Near Versova Police Station, D. N. Nagar,
Andheri (W), Mumbai-400 053.**

**Subject: Certificate of Cost Incurred for Development of Redevelopment of
BHARAT ARIZE (GANPATI NIWAS CHSL) of the Project [MahaRERA Registration
Number] situated on the Plot bearing CTS No. 999 OF VILLAGE PAHADI
GOREGAON, Bangur Nagar, Goregaon (W), Mumbai – 400 104 demarcated by its
boundaries (latitude and longitude of the end points)
latitude-19-10'-6.00"N & longitude-72-50'-5.00"E to the North latitude
19-10'-4.22"N & longitude-72-50'-4.77"E to the South latitude
19-10'-4.89"N & longitude-72-50'-5.77"E to the East latitude
19-10'-5.02"N & longitude-72-50'-3.97"E to the West
of Division [P/South Ward] PAHADI GOREGAON village BORIVALI taluka District
MUMBAI PIN 400 104 admeasuring 4365.60 sq.mts. area being developed by M/S.
BHARAT INFRASTRUCTURE & ENGINEERING PVT. LTD**

Sir,

I Ketan Khamar have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under Maha RERA,
Redevelopment of Bharat Arize [Ganpati Niwas CHSL] situated on the plot bearing
CTS No. 999 of Division [P/South Ward] Village Pahadi Goregaon, Taluka Borivali,
District Mumbai PIN-400 104 admeasuring 4365.60 sq.mts. area being developed by
Bharat Infrastructure and Engineering Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter:-

- i. Shri. Vasant Pissay as Architect

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- ii. M/s Dr. Kelkar Designs Pvt. Ltd. as Structural Consultant
 - iii. M/s Urja MEPS Consultants as MEP Consultant
 - iv. Shri Pitamber Jathar as Quantity Surveyor *
1. 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 Site Engineer and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
 2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 96,68,01,740/-** 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.
 3. The Estimated Cost Incurred till date is calculated at **Rs. 2,63,65,875/-** The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
 4. 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 (planning Authority) is estimated at **Rs. 94,04,35,865/-**
 5. 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
BHARAT ARIZE (GANPATI NIWAS CHSL)

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12.01.2017 date of Registration is	Rs. 96,68,01,740/-
2	Cost incurred as on 31.12.2018 (based on the Estimated cost)	Rs. 2,63,65,875/-

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3	Work done in Percentage (as Percentage of the estimated cost)	2.73%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 94,04,35,865/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2018 not included in the Estimated Cost (Annexure A)	Nil

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 Development Works including amenities and Facilities in the layout as on 12.01.2017 date of Registration is	Rs. 96,68,01,740/-
2	Cost incurred as on 31.12.2018 (based on the Estimated cost)	Rs. 2,63,65,875/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.73%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 94,04,35,865/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2018 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully



Ketan Khamar (B.E.Civil)

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* Note

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.

(*) 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 (*). The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

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.

All components of work with specifications are indicative and not exhaustive.