

FORM 2

ENGINEER'S CERTIFICATE

Date:-23/01/2021

To,
M/s. Aghav Developers,
Through its Partners Mr. Ankush Aghav.
Add :- 102, Laxmi Narayan Niwas,
Opp. N.K.T. Collage, Thane (W)

Ref.- C. C. No. :- VS/R/VP/MOUJE ATGAON/SHAHAPUR/SST/2083 Dated on
11/11/2016.

Subject: Certificate of Cost Incurred for Development of Project "Aghav Residency" for Construction of One Residential Building of the A,B, C,D,E,F,G Wings of the ----- Phase (MahaRERA Registration Number:- P51700012349) situated on the plot S. NO. 81/2B & NEW S. NO.66, H. NO.2B, demarcated by its boundaries (latitude and longitude of the end points) Lat : 19:29:57:78 & Log : 73:19:44:53 to the North, Lat : 19:29:54:76 & Log :73:19:46:58 to the South Lat : 19:29:57:78 & Log : 73:19:48:46 to the East, Lat : 19:29:54:13 & Log : 73:19:45:56 to the West of Division Kokan village Atgaon Taluka Shahapur District Thane PIN 421601 admeasuring 5030.00 sq.mts. area being owned & developed by M/s. Aghav Developers

Maha RERA Registration Number: - P51700012349

Sir,

I **ATUL KUDTARKAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being One Residential Building, A,B,C,D,E,F,G Wings of the ----- Phase situated on the plot **S. NO. 81/2B & NEW S. NO.66, H. NO.2B**, of Division Kokan village Atgaon Taluka Shahapur District Thane PIN 421601 admeasuring 5030.00 sq.mts. area being owned & developed by **M/s. Aghav Developers**.



1. Following technical professionals are appointed by the Owner:
 - **M/s. Raj & Associates** as Architect ;
(Ar. R. K. Khambayat, Lic. No. 77/2016)
 - **M/s. Atul Kudtarkar & Associates** as Structural Consultant ;
(Mr. Atul Kudtarkar, Lic No. STR/K/144)
 - **Shri. Chetan Patil** as MEP Consultant (Electrical) and Project Engineer.
 - **Shri. Chetan Patil** 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 buildings 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 Engineer **Mr. Chetan Patil** quantity Surveyor* appointed by Engineer, and the assumption of 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 (Wing – A, B, C, D, E, F & G) of the aforesaid project under reference as Rs. **13,54,79,338/-**. 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 **Grampanchayat Atgaon, Tal. Shahapur, Dist. Thane** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred (Wing – A,B,C,D,E,F & G) till date is calculated at **Rs.7,16,07,356/-** (One Crore, Eighty One Lakh, EIGHTY Two Thousand and Eighty Eight Rupees Only). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The balance cost of (Wing – A,B,C,D,E,F & G) completion of the Civil, MEP and Allied works of the Buildings of the subject project to obtain Occupation Certificate /Completion Certificate from **Grampanchayat Atgaon, Tal. Shahpur, Dist. Thane** is estimated at **Rs. 6,38,71,982/-** (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:



TABLE A**Building/Wings – A, B, C, D, E, F & G)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23/01/2021 date of Registration is 01/09/2017.	Rs.11,61,04,138/-
2	Cost incurred as on 23/01/2021 (based on the Estimated cost)	Rs.6,38,57,276/-
3	Work done in percentage (as percentage of the estimated cost)	55%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,22,46,862/-
5	Cost Incurred on Additional / Extra Items as on 23/01/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL

TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 23/01/2021 date of registration is 01/09/2017.	Rs.1,93,75,200/-
2	Cost incurred as on 23/01/2021 (based on the Estimated Cost)	Rs.77,50,080/-
3	Work done in Percentage (as percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs.1,16,25,120/-
5	Cost Incurred on Additional / Extra Items as on 23/01/2021 not included in Estimated Cost (Annexure A)	Rs.NIL

Yours Faithfully,

**ATUL KUDTARKAR
STR/K/144**