

1/1, Balaya Niwas, Nakhawa Compound, Mithbunder Road, Chendani Koliwada, Thane(E)-400603
TELEFAX : 022-25327211, e-mail: avnakhwa@yahoo.com/avnakhawa1@rediffmail.com

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 : 04/06/2018

To
Mr. Ramanad Yadav
Ideal Enterprises,
Hari Om Arcade ,
Balkum, Thane(W).

Subject : Certificate of Cost Incurred for Development of Proposed be "Hari Om Arcade" for Construction of ONE building with Wings "A" & "B" of the Phase 1 & Phase 2 respectively (MahaRERA Registration Number P51700010999) situated on the Plot bearing. Old S.No.236, H.No.1 & 2, New S.No.115, H.No.1& 2 demarcated by its boundaries (Latitude and Longitude of the end points) 19°13'19.26" to the North & 72°59'35.46" to the East Village Balkum, Taluka Thane, District Thane PIN 400608, measuring 830.00 sq.mts area being Developed by M/s. Ideal Enterprises.

Ref : MahaRERA Registration Number P51700010999

Sir,

I / We M/s. ANIRUDDHA NAKHAWA Structural Engineers & Project Consultants, 1/1 Balaya Niwas, Nakhawa Compound, Mithbunder Road, Chendani Koliwada, Thane (East) 400603, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be "Hari Om Arcade" for Construction of ONE building with Wings "A" & "B" of the Phase 1 & Phase 2 respectively (MahaRERA Registration Number P51700010999) situated on the Plot bearing. Old S.No.236, H.No.1 & 2, New S.No.115, H.No.1& 2 demarcated by its boundaries (Latitude and Longitude of the end points) 19°13'19.26" to the North & 72°59'35.46" to the East Village Balkum, Taluka Thane, District Thane PIN 400608, measuring 830.00 sq.mts area being Developed by M/s. Ideal Enterprises.

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1. Following technical professionals are appointed by Owner/Promoter :-
 - (i) M/s. Makarand Toraskar & Associates as L.S. / Architect ;
 - (ii) M/s. Aniruddha Nakhawa as Structural Consultant
 - (iii) M/sas MEP Consultant
 - (iv) M/s. Aniruddha Nakhawa 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 Mr. Yogesh Bhosale & Mr. Saddam Hussain Quantity Surveyor* appointed by 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. 7,46,30,786/-. The estimate 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 Thane Municipal Corporation, Thane being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at. Rs. 2,30,53,931/-. The amount of Estimated Cost Incurred is calculated on the based on actual expenditure provided by the CA/Promoter.
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 Thane Municipal Corporation, Thane is estimated at Rs. 5,15,76,855/-
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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ANIRUDDHA NAKHAWA

Structural Engineers, Project Consultants,
Regd. Govt. Valuers,
Non Destructive Testing & Rehabilitation Experts

1/1, Balaya Niwas, Nakhawa Compound, Mithbunder Road, Chendani Koliwada, Thane(E)-400603
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TABLE- A
(Building / Wing bearing Wings "A" & "B or called Hari Om Arcade)

Sr No	Particulars	Amounts	
		Wing "A"	Wing "B"
(1)	(2)	(3)	(4)
1.	Total Estimated cost of the building/wing as on this date 30/06/2017 is	---	Rs.4,30,27,807/-
2.	Actual Cost incurred as per Chartered Accountant's Report / (based on the Estimated cost) as on date of Registration	Rs. 2.06,99,686/-	Rs.23,54,245/-
3.	Work done in Percentage (as Percentage of the estimated cost)	98.0% (Phase-I) 0.00% (Phase-II)	5.47%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.10,10,477/-	Rs.4,06,73,562/-
5.	Cost Incurred on Additional / Extra Items as on 30/03/2018 not included in the Estimated Cost (Annexure A)	Rs. 71,91,707/-	Rs. 8,10,663/-

TABLE -B

Sr No	Particulars	Amounts
		Wing "A & B"
(1)	(2)	(3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2017 Date of Registration is	Rs. 7,46,30,786/-.
2.	Cost incurred as on 30/03/2018 (based on the Estimated cost)	Rs. 2.30,53,931/-
3.	Work done in Percentage (as Percentage of the estimated cost)	51.74%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,15,76,855/-
5.	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 80,02,370/-

Yours Faithfully,



For M/s. ANIRUDDHA NAKHAWA
License No. TMC/STR/747