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Deepak Shah

Valuer, Engineer And Architect

B-1, Shrenik Nagar, Amrut Nagar, Ghatkopar (W), Mumbai - 400 086.
Cell : 93239 59287 • Res.: 2500 8445 • Email : deepak69shah@yahoo.com

Ref. No.: _____

FORM-2

Date: _____

ENGINEER'S CERTIFICATE

Date: 26/07/2017

To

The A.P.PROPERTIES,

Subject: Certificate of Cost Incurred for for Construction of GURU RAMDAS building (MahaRERA Registration Number)situated on the Plot bearing CTS No. G/396/10, demarcated by its boundaries Plot No. 13 with Structure to the North, Road to the South, Road to the East, Plot No. 11 with Structure to the West of Division Konkan, Village-Bandra(W), Taluka-Andheri, District-Mumbai Suburban, Pin-400054 admeasuring 552.20 sq.mts. Area being developed by A.P.PROPERTIES.

Sir,

I Deepak Shah have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being GURU RAMDAS Building(s)/ ONE Wing(s) of the NIL Phase situated on the plot bearing CTS No. G/396/10, of Division Konkan, Village-Bandra(w), Taluka-Andheri, District-Mumbai Suburban, Pin-400054 admeasuring 552.20 sq.mts. Area being developed by A.P.PROPERTIES.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri GIRISH ANAND BHAGTANI as L.S. / Architect ;
 - (ii) M/s PARAS CONSULTANTS as Structural Consultant
 - (iii) M/s /Shri / Smt _____ as MEP Consultant
 - (iv) M/s /Shri / Smt _____ 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 _____ 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.



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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 28,21,67,104/- (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 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. 6,99,52,038/-(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 MCGM (planning Authority) is estimated at Rs.21,22,15,066/-(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 /Wing bearing Number One or called GURU RAMDAS

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is :	Rs.28,21,67,104/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost) :	Rs.6,99,52,038/-
3	Work done in Percentage (as Percentage of the estimated cost) :	25%
4	Balance Cost to be Incurred (Based on Estimated Cost) :	Rs.21,22,15,066/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A) :	NIL



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TABLE B

Date: _____

Sr. No	Particulars	Amounts
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.28,21,67,104/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs.6,99,52,038/-
3	Work done in Percentage (as Percentage of the estimated cost)	25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.21,22,15,066/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



DEEPAK SHAH
(Civil Engineer)
Project Manager
Dated : 26/07/2017