

CHAKOR R RAUL

9, Robert Miskita, Patel Estate, S. V. Road, Jogeshwari (W), Mumbai-400102.

FORM-2 [see Regulation 3] ENGINEER'S CERTIFICATE

Date: 17th Jan. 2020.

To
Chaitanya Developers,
Radhakunj Bungalow,
I.C. Colony, Borivali (West),
Mumbai – 400 103.

Sub: Certificate of Cost Incurred for Development of “Kohinoor” Situated on the Plot bearing CTS No. 76 and demarcated by its boundaries CTS 77/A/1 to the North CTS 75 to the South CTS 64 & 65 to the East Road to the West of Division R/S ward Village Wadhwan taluka Goregaon District Mumbai Suburban Pin – 400101 admeasuring 860.10 sq.mts. area being developed by M/s. Chaitanya Developers.

Sir,

I **Chakor Ramchandra Raul** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, Building Situated on the Plot bearing CTS No. 76 and demarcated by its boundaries CTS 77/A/1 to the North CTS 75 to the South CTS 64 & 65 to the East Road to the West of Division R/S ward village Wadhwan taluka Goregaon District Mumbai Suburban Pin – 400101 admeasuring 860.10 sq.mts. area being developed by **M/s. Chaitanya Developers**.

- Following technical professionals are appointed by Promoter: -
 - M/s. Rasik P. Hingoo Associates as Architect;
 - M/s. Kaivant C. Shah as Structural Consultant
 - M/s. Tangents Design Cell as MEP Consultant
 - M/s. Tangents Design Cell as Quantity Surveyor
- 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 **Tangents Design Cell** quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 34,56,80,000 /-** (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 **MUNICIPAL CORPORATION OF GREATER MUMBAI** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date is calculated at **Rs. 11,87,32,879/-** (Total of Table A and B) The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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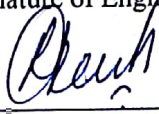
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **MUNICIPAL CORPORATION OF GREATER MUMBAI** (planning Authority) is estimated at Rs. **22,69,47,121 /-** (Total of Table A and 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 called Kohinoor, Ashok Nagar Cross No. 2, Kandivali (E),

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 34,56,80,000 /--
2	Cost incurred as on 17.01.2020 (based on the Estimated cost)	Rs. 11,87,32,879/-
3	Work done in Percentage (as Percentage of the estimated cost)	34%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 22,69,47,121/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A

Yours Faithfully
Signature of Engineer


Signature of Engineer
(Licence No. R/27/SS/III)

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

Yours Faithfully



Signature of Engineer
(Licence No. R/27/SS/III)