

FORM - 2**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 : 29.07.2017

To,
Neelkamal Realtors Suburban Pvt. Ltd.
DB House, Gen. A.K. Vaidya Marg
Goregaon (East), Mumbai - 63

Subject : Certificate of Cost incurred for Development of DB Ozone (MBMC) for Construction of Building Nos. 1,2,3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, 28, 29, & 30 along with Parking Area, Stilt & Landscape work for these 25 No. of Buildings of the Phase of the Project [Maha RERA Registration Number _____] situated on the Plot Bearing CTS No. 4509 to 4513, 4517, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732 S.No.95/10 to 12, 97/3pt., 97/5pt. CTS No.4638, 4639, 4647, 4686 to 4690, 4704 to 4709, 4722, S.No.94/1,2, S.No.96/1,4 260pt, CTS No.4362, 4455, 4456, 4363, 4454, 4514, 4515, 4516, 4518, 4519, 4520, 4549, 4100pt of Village Mahajanwadi at Mira Road (E) Taluka & Dist.Thane, Municipal Corporation of Mira Bhayandar PIN 401 101 admeasuring 38400.60 sq.mts. area being developed by M/s Neelkamal Realtors Suburban Pvt. Ltd.

Ref. : Maha RERA Registration Number _____

Sir,

I/ We, JAGDISH KADU, have undertaken assignment of certifying Estimated Cost for the real estate project DB Ozone (MBMC) proposed to be registered under Maha-RERA for Building Nos. 1,2,3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, 28, 29, & 30 along with Parking Area, Stilt & Landscape work for these 25 No. of Buildings of the Phase of the Project [Maha RERA Registration Number _____] situated on the Plot Bearing CTS No. 4509 to 4513, 4517, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732 S.No.95/10 to 12, 97/3pt., 97/5pt. CTS No.4638, 4639, 4647, 4686 to 4690, 4704 to 4709, 4722, S.No.94/1,2, S.No.96/1,4 260pt, CTS No.4362, 4455, 4456, 4363, 4454, 4514, 4515, 4516, 4518, 4519, 4520, 4549, 4100pt of Village Mahajanwadi at Mira Road (E) Taluka & Dist.Thane, Municipal Corporation of Mira Bhayandar PIN 401 101 admeasuring 38400.60 sq.mts. area being developed by M/s Neelkamal Realtors Suburban Pvt. Ltd.

- 1 Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s Avinash Mhatre Consultants as Municipal Architect/LS;
 - (ii) M/s. MAHIMTURA CONSULTANTS PRIVATE LIMITED as Structural Consultant;
 - (iii) M/s. PANKAJ DHARKAR & ASSOCIATES as MEP Consultant;
 - (iv) Mr. Jagdish Kadu 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. Jagdish Kadu, 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.



Jagdish Kadu

Reg. no-K/419/SS-I

- 3 We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 8,12,78,49,223/-** (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 **Mira Bhayander Municipal Corporation (MBMC)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4 The Estimated Cost Incurred till date is calculated at **Rs. 5,45,65,59,530/-** (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 **Mira Bhayander Municipal Corporation (MBMC)** (planning Authority) is estimated at **Rs 2,67,12,89,694/-** (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 annexed hereto.

Yours faithfully,



Signature of Engineer
(License Number - K/419/SS-1)
Name : JAGDISH KADU

Encl. : Annexure - 1 : Table A
Annexure - 2 : Table B
Annexure - A : N/A

JAGDISH KADU
Reg. No. - K/419/SS-1
Kandivali (E), Mumbai - 101

FORM - 2
ANNEXURE 1 - TABLE A

Project-DB Ozone - PHASE 1 (Building Nos. 1,2,3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, 28, 29, & 30)

		Promoter	Promoter	Promoter	Promoter	Promoter	Promoter	Promoter	Promoter
		1	2	3	4	6	7	8	9
Sr. No.	Particulars	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
1	Total Estimated cost of the building / wing as on 30th June 2017 date of Registration is 29.07.2017	28,39,51,717	28,49,06,734	28,39,54,900	29,83,35,412	37,96,07,765	32,97,60,649	27,11,80,271	33,27,47,074
2	Cost incurred as on 30th June 2017 (based on the Estimated cost)	23,47,79,845	23,47,79,845	23,47,79,845	23,47,79,845	25,04,54,070	23,47,79,845	18,35,47,645	23,47,79,845
3	Work done in Percentage (in %) (as percentage of the estimated cost)	83%	82%	83%	79%	66%	71%	68%	71%
4	Balance Cost to be incurred (based on the Estimated cost) Infra cost	4,91,71,872	5,01,26,889	4,91,75,054	6,35,55,567	12,91,53,695	9,49,80,804	8,76,32,626	9,79,67,229
5	Cost incurred on Additional / Extra Items as on 30th June 2017 not included in the Estimated cost (Annexure A)	0	0	0	0	0	0	0	0



JAGDISH KADU
Reg. No. - K/419/SS-1
Kandivali (E), Mumbai - 101

FORM - 2
ANNEXURE 1 - TABLE A

Project-DB Ozone - PHASE 1 (Building Nos. 1,2,3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, 28, 29, & 30)

		Promoter	Promoter	Promoter	Promoter	Promoter	Promoter	Promoter	Promoter	Promoter
		10	11	12	14	15	16	17	18	20
Sr. No.	Particulars	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
1	Total Estimated cost of the building / wing as on 30th June 2017 date of Registration is 29.07.2017	33,18,70,509	31,99,02,405	30,07,84,866	31,32,75,404	27,06,43,931	27,99,09,003	31,80,77,181	35,87,81,433	33,57,19,882
2	Cost incurred as on 30th June 2017 (based on the Estimated cost)	23,47,79,845	19,59,60,010	18,70,22,500	21,78,52,952	16,57,46,460	18,58,41,136	21,78,52,952	23,24,15,279	23,47,79,845
3	Work done in Percentage (in %) (as percentage of the estimated cost)	71%	61%	62%	70%	61%	66%	68%	65%	70%
4	Balance Cost to be incurred (based on the Estimated cost) Infra cost	9,70,90,664	12,39,42,395	11,37,62,366	9,54,22,452	10,48,97,471	9,40,67,867	10,02,24,229	12,63,66,154	10,09,40,037
5	Cost incurred on Additional / Extra Items as on 30th June 2017 not included in the Estimated cost (Annexure A)	0	0	0	0	0	0	0	0	0



JAGDISH KADU
Reg. No. - K/419/SS-1
Kandivali (E), Mumbai - 101

FORM - 2
ANNEXURE 1 - TABLE A

Project-DB Ozone - PHASE 1 (Building Nos. 1,2,3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, 28, 29, & 30)

		Promoter	Promoter	Promoter	Promoter	Promoter	Promoter	Promoter	Promoter	TOTAL
		21	22	23	24	27	28	29	30	
Sr. No.	Particulars	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
1	Total Estimated cost of the building / wing as on 30th June 2017 date of Registration is 29.07.2017	27,42,25,224	27,80,43,926	33,43,45,771	31,96,39,818	30,67,75,689	37,99,18,308	33,67,99,520	37,75,90,717	7,90,07,48,106
2	Cost incurred as on 30th June 2017 (based on the Estimated cost)	18,35,47,645	18,58,41,136	23,47,79,845	19,59,60,010	19,06,61,586	26,56,03,627	23,47,79,845	25,04,54,070	5,45,65,59,530
3	Work done in Percentage (in %) (as percentage of the estimated cost)	67%	67%	70%	61%	62%	70%	70%	66%	
4	Balance Cost to be incurred (based on the Estimated cost) Infra cost	9,06,77,580	9,22,02,789	9,95,65,926	12,36,79,808	11,61,14,103	11,43,14,680	10,20,19,674	12,71,36,647	2,44,41,88,576
5	Cost incurred on Additional / Extra Items as on 30th June 2017 not included in the Estimated cost (Annexure A)	0	0	0	0	0	0	0	0	



JAGDISH KADU
Reg. No. - K/419/SS-1
Kandivali (E), Mumbai - 101

FORM - 2

ANNEXURE 2 - TABLE B

Project-DB Ozone - PHASE 1 (Building Nos. 1,2,3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, 28, 29, & 30)

Sr. No.	Particulars	Promoter
		Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th June 2017 date of Registration is 29.07.2017	22,71,01,117
2	Cost incurred as on 30th June 2017 (based on the Estimated cost)	0
3	Work done in Percentage (in %) (as percentage of the estimated cost)	0%
4	Balance Cost to be incurred (based on the Estimated cost)	22,71,01,117
5	Cost incurred on Additional / Extra Items as on 30th June 2017 not included in the Estimated cost (Annexure A)	0



JAGDISH KADU
Reg. No. - K/419/SS-1
Kandivali (E), Mumbai - 101