

Sandip D. Kadam (B.E.)

604, KK Enclave Building, Plot no. 187, Sector - 19, Ulwe, Navi Mumbai-410206.

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: September 2, 2021

To

Kripa Elite Corporation

106, Options Primo, Road no. 21,

MIDC Cross Roads, SEEPZ, Andheri(East),

Mumbai – 400093.

Subject: Certificate of Cost Incurred for Development of Matoshri CHSL, bearing building no. 98 on plot bearing CTS no. 356(part) of Village Hariyali at Kannamwar Nagar, Vikhroli(East) - 400083. Final Plot demarcated by its 12.2 Mt. wide road to the East, Plot for Shopping Centre to the North, Building no. 91 to the South, 17.10 meter wide road to the West admeasuring 781.56 Sq. mt. area being developed by M/s. Kripa Elite Corporation office no. 106, Options Primo, Road no. 21, MIDC Cross Roads, SEEPZ, Andheri (East), Mumbai – 400093.

Sir,

I Sandip D. Kadam has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, for Development of Matoshri CHSL, bearing building no. 98 on plot bearing CTS no. 356(part) of Village Hariyali at Kannamwar Nagar, Vikhroli(East) - 400083. Final Plot demarcated by its 12.2 Mt. wide road to the East, Plot for Shopping Centre to the North, Building no. 91 to the South, 17.10 meter wide road to the West admeasuring 781.56 Sq. mt. area being developed by M/s. Kripa Elite Corporation office no. 106, Options Primo, Road no. 21, MIDC Cross Roads, SEEPZ, Andheri (East), Mumbai – 400093.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Mr. Sachin K Rakshe of M/s. Archo Consultants as L.S. / Architect ;
- (ii) Mr. Vikas V Gokhale of M/s. Associated Structural Consultants as Structural Consultant
- (iii) M/s. Global EM & PH as MEP Consultant
- (iv) Shri. Sandip D. Kadam as Engineer

2. I 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 Sandip D. Kadam, Engineer 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 27,22,50,000 (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 MHADA (Maharashtra Housing and Area Development Authority) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,53,221 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

6. 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 MHADA (Maharashtra Housing and Area Development Authority) (planning Authority) is estimated at Rs 27,18,96,779(Total of Table A and B).
7. 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 Number 98 called Matoshri CHSL

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/09/2021 date of Registration is	Rs. 27,22,50,000 /-
2	Cost incurred as on 02/09/2021 (based on the Estimated cost)	Rs. 3,53,221 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 27,18,96,779/-
5	Cost Incurred on Additional /Extra Items as on 02/09/2021 not included in the Estimated Cost (Annexure A)	Rs.0 /-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 02/09/2021	Rs. 0/-

2	Cost incurred as on 02/09/2021 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0/-
5	Cost Incurred on Additional /Extra Items as on 02/09/2021 not included in the Estimated Cost	Rs. 0/-

Yours Faithfully


Sandip D. Kadam (B.E.)

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.