

FORM 2

ENGINEER'S CERTIFICATE

Date: 03/03/2021.

To,
M/s. Khatri Realty,
Through its Partner Mrs. Jayshree A. Khatri.
Add :- Near Demart, Chikhholi, Ambarnath (E),

Ref. C. C. No:-ANP/BP/18-19/1309/8888/59, Dated on 16/02/2019.

Subject: Certificate of Cost Incurred for Development of Project "Khatri Sparsh" for Construction of Four Residential Building, 1, 2, 3 & 4 Wing of the I Phase (MahaRERA Registration Number-P51700021704) situated on the Plot bearing Survey No.3, demarcated by its boundaries (latitude and longitude of the end points) Adjoining Central Railway & S. No.5 Land to the North, Adjoining S. No.4 & 18.00 M/W. D. P. Road to the South, Adjoining S. No.2 Land & Adjoining Railway Land to the East, Adjoining S. No.5 Land & S. No.4 Land to the West of Division- Konkan, Village-Chikhholi, Taluka - Ambarnath, District-Thane, PIN 421506 admeasuring 7010.00 sq. Mts. Permissible Built Up area including normal F.S.I. & Premium = 8213.89 sq.mts and Proposed area 8209.60 sq. mts. area being developed by M/s. Khatri Realty.

Maha RERA Registration Number -P51700021704.

Sir,

I **ATUL V. KUDTARKAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Four Residential Building, 1, 2, 3 & 4 Wing of the I Phase, situated on the Plot bearing Survey No.3 of Division-Konkan, Village-Chikhholi, Taluka - Ambarnath, District-Thane, PIN 421506 admeasuring 7010.00 sq. Mts. Permissible Built Up area including normal F.S.I. & Premium = 8213.89 sq.mts and Proposed area 8209.60 sq. mts. area being developed by M/s. Khatri Realty.



1. Following technical professionals are appointed by the Owner:
 - M/s. Raj Associates as Architect ;
(Mrs. S.R.Khambayat, Lic. No.CA/2001/27259)
 - M/s. Atul Kudtarkar & Associates as Structural Consultant ;
(Mr. Atul Kudtarkar, Lic. No.STR/K/144)
 - Mr. _____ as MEP Consultant (Electrical) ; Not Appointed by client.
 - Mr. Deepak Lad 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 buildings 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. Deepak Lad quantity Surveyor appointed by Engineer, and the assumption of 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.23,15,07,990/- (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 Ambernath Municipal Council being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.3,50,69,068/- (Total of Table A & 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 of the subject project to obtain Occupation Certificate /Completion Certificate from Ambernath Municipal Council (Planning Authority) is estimated at Rs.19,64,38,922/- (Total 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 No. 1

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 03/03/2021 date of Registration is 19/07/2019	Rs.3,88,06,800/-
2	Cost incurred as on 03/03/2021 (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.3,88,06,800/-
5	Cost Incurred on Additional / Extra Items as on 03/03/2021 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

TABLE A
Building No. 2

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 03/03/2021 date of Registration is 19/07/2019	Rs.3,88,06,800/-
2	Cost incurred as on 03/03/2021 (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.3,88,06,800/-
5	Cost Incurred on Additional / Extra Items as on 03/03/2021 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

TABLE A
Building No. 3

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 03/03/2021 date of Registration is 19/07/2019	Rs.7,01,38,136/-
2	Cost incurred as on 03/03/2021 (based on the Estimated cost)	Rs.1,05,20,720/-
3	Work done in percentage (as percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,96,17,416/-
5	Cost Incurred on Additional / Extra Items as on 03/03/2021 not included in the Estimated Cost (Annexure A)	Rs. NIL/-



TABLE A

I. Building No. 4 (Ground +7 Upper floors)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 26/02/2021 date of Registration is 19/07/2019	Rs.7,01,38,052/-
2	Cost incurred as on 26/02/2021 (based on the Estimated cost)	Rs.3,15,62,123/-
3	Work done in percentage (as percentage of the estimated cost)	45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,85,75,929/-
5	Cost Incurred on Additional / Extra Items as on 26/02/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

TABLE B

II. Building No. 4 (Ground + 7 Upper Floors)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26/02/2021 date of Registration is 19/07/2019	Rs.43,83,628/-
2	Cost incurred as on 26/02/2021 (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.43,83,628/-
5	Cost Incurred on Additional / Extra Items as on 26/02/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

Yours Faithfully,



ATUL KUDTARKAR



(STR/K/144)