

UDAY D. JARIPATKE (B.E. CIVIL)

R. No. 13, Bhoj Mahal, Tejookaya Park, Dr. B. Ambedkar Road, Matunga (E), Mumbai - 400 019

FORMAT 2 (Engineer's Certificate)

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 : 28.02.2018

To
Shantistar Builders
Sector No. VII, Building No. E-1,
Shanti Nagar, Mira Road (E),
Dist. Thane 401 107.

Subject: Certificate of Cost Incurred for Development of “**SHANTI ONE**” for Construction of **One** building(s) **Two** Wing(s) of the ____ - ____ Phase (MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey No./Final Plot No. Old Survey No. 745 of Village Bhayander Tal. & Dist. Thane, demarcated by its boundaries(latitude and longitude of the end points) to the North Old S. No. 745 of Village Bhayander, to the West Old S. No. 745 of Village Bhayander, to the East Old S. No. 245 of Village Bhayander, to the South Old S. No. 245 of Village Bhayander, Taluka Thane District Thane PIN 401 107 Admeasuring 5266.45 sq.mts. Area being developed by **M/s. Shantistar Builders**.

Ref: MahaRERA Registration Number **P51700003278**.

Sir,

I, **UDAY D. JARIPATKE** have undertaken assignment of certifying Estimated Cost of the Subject Real Estate Project proposed to be registered under MahaRERA, being **One** Building(s)/ **2** Wing(s) of the ____ - ____ Phase situated on the plot bearing C.N.No./CTS No./ Survey No./ Final Plot No. Old Survey No. 745 of Village – Bhayander Talauka Thane District Thane PIN 401 107 admeasuring 6279.08 sq.mts. area being developed by **M/s. Shantistar Builders**.

1. Following technical professional are appointed by Owner/Promoter:-
 - (i) **DINESH N. PATEL** as L.S/Architect.
 - (ii) **FINITE CONSULTANTS** as Structural Consultant.
 - (iii) **RUPESH ASHOK GUJRATI** as MEP Consultant
 - (iv) **NATHURAM NARAYAN MHATRE** as Quantity Surveyor.

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: 2 :

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 calculation 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 **Nathuram Narayan Mhatre** 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 34,52,80,000/-** (Total of Table A & 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 being the Planning Authority under whose jurisdiction the as foresaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 3,15,60,575/-** (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(s) of the subject project to obtain Occupation Certificate/Completion Certificate from **Mira Bhayander Municipal Corporation** is estimated at **Rs. 31,37,19,425/-** (Total of Table A & B).
6. I certify that the Cost of the Civil, MEP and Allied Works for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building bearing Number **22A & 23A** or called **SHANTI ONE**
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount
1.	Total Estimated Cost of the building/wing as on 28.02.2018 date of Registration	Rs. 32,57,05,000/-
2.	Cost incurred as on 28.02.2018 (based on the Estimated Cost)	Rs. 2,91,29,575/-
3.	Work done is Percentage (As Percentage of the estimated cost)	8.95%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 29,65,75,425/-
5.	Cost incurred on Addition / Extra items as on 28.02.2018 not included in the Estimated Cost (Annexure A)	Rs. NIL

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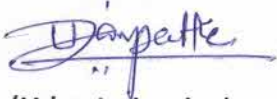
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TABLE B

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

Sr. No	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28.02.2018 Date of Registration.	Rs. 1,95,75,000/-
2.	Cost incurred as on 28.02.2018 (based on the Estimated cost)	Rs. 24,31,000/-
3.	Work done in Percentage (as percentage of the estimate cost)	12.42%
4.	Balance cost to be incurred (Based on Estimated cost)	Rs. 1,71,44,000/-
5.	Cost incurred on Additional / Extra Items as on 28.02.2018 not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours faithfully



(Uday Jaripatke)
Engineer (B.E. Civil)