

# ER. NITIN D. RATHOD

Civil Engineer (DCT)

A-2001, Benzer Tower, 90 Feet Road, Thakur Complex, Near IBPS, Borivali (East), Mumbai – 400066.  
Mobile: 93201 78449

Email: rathodninin226@gmail.com

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: 30<sup>th</sup> September, 2023

Certificate for Quarterly Compliance **Q4 of F.Y. 2022-23 (01-01-2023 to 31-03-2023)**

To,

Mr. Krishna Pimple - Proprietor of M/s. Atlantic Construction Company,  
Andheri (East), Mumbai - 400061.

Subject: Certificate of cost incurred for Development of Project – Baldev Singh Thakur SRA CHSL for Construction of 2 Building(s) known as Composite Rehab Building – Shree Ganesh and Sale Building – Atlantic Laxmy Residency, registered under MahaRERA Reg. No. P51800008254, situated on the Plot bearing CTS No. 489, 489 (1 to 35), demarcated by its boundaries by a Plot bearing CTS No. 488 of Village Kirol to the North, Plot bearing CTS No. 490 of Village Kirol to the South, Plot bearing CTS No. 487 of Village Kirol to the East and Road towards Vidyavihar Railway Station to the West of Village Kirol, Taluka Kurla, District – Mumbai Suburban District, PIN 400077, admeasuring 1406 Sq. Mts. area, being developed by Mr. Krishna Pimple - Proprietor of M/s. Atlantic Construction Company.

Sir,

Certificate of cost incurred for Development of Project - Baldev Singh Thakur SRA CHSL for Construction of 2 Building(s) known as Composite Rehab Building – Shree Ganesh and Sale Building – Atlantic Laxmy Residency, registered under MahaRERA Reg. No. P51800008254, situated on the Plot bearing CTS No. 489, 489 (1 to 35), demarcated by its boundaries by a Plot bearing CTS No. 488 of Village Kirol to the North, Plot bearing CTS No. 490 of Village Kirol to the South, Plot bearing CTS No. 487 of Village Kirol to the East and Road towards Vidyavihar Railway Station to the West of Village Kirol, Taluka Kurla, District – Mumbai Suburban District, PIN 400077, admeasuring 1406 Sq. Mts. area, being developed by Mr. Krishna Pimple - Proprietor of M/s. Atlantic Construction Company.

- I. The following technical professionals are appointed by the Promoter:
  - i. Mr. Tushar Sali, of “M/s. Point to Point” as Architect.
  - ii. Mr. Amod Luman of Triveni Associates, as Structural Consultant for the Rehab Building of the Project.
  - iii. Dubey Structural Consultant as Structural Consultant for the Sale Building of the Project.

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2. We have estimated the cost of the completion to obtain the 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 the Developer and the assumption of the cost of material, labour and other inputs made by the Developer, and the site inspection is yet to be carried out by us.
3. We estimate the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 36,00,00,000/-. The estimated Total Cost of the project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining an occupation certificate/completion certificate for the building(s) from the Slum Rehabilitation Authority (SRA), being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 25,20,00,000/-. The amount of Estimated Cost Incurred is calculated on the basis of the 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 the Occupation Certificate / Completion Certificate from the SRA, is estimated at Rs. 10,80,00,000/-.
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 Tables A and B below:

**TABLE A (1 of 2)**

Composite Rehab Building – Shree Ganesh (Baldev Singh Thakur SRA CHSL)

| Sr. No | Particulars                                                                                                     | Amounts            |
|--------|-----------------------------------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated cost of the building/wing<br>as on 30-06-2023 is                                                | Rs. 16,00,00,000/- |
| 2      | Cost incurred as on 30-06-2023<br>[based on the Estimated cost]                                                 | Rs. 11,20,00,000/- |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost)                                                | 70%                |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost]                                                        | Rs. 4,80,00,000/-  |
| 5      | Cost Incurred on Additional /Extra Items<br>as on 30-06-2023 not included in<br>the Estimated Cost (Annexure A) | Rs. Nil/-          |

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**TABLE A (2 of 2)**

Sale Building – Atlantic Laxmi Residency

| Sr. No | Particulars                                                                                               | Amounts            |
|--------|-----------------------------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated cost of the building/wing as on 30-06-2023 is                                             | Rs. 20,00,00,000/- |
| 2      | Cost incurred as on 30-06-2023 [based on the Estimated cost]                                              | Rs. 14,00,00,000/- |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                             | 70%                |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 6,00,00,000/-  |
| 6      | Cost Incurred on Additional /Extra Items as of 30-06-2023 not included in the Estimated Cost (Annexure A) | Rs. NIL/-          |

**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 30-06-2023 is | Rs. 3,00,00,000/- |
| 2      | Cost incurred as of 30-06-2023 [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. 3,00,00,000/- |
| 5      | Cost Incurred on Additional /Extra Items as of 30-06-2023 not included in the Estimated Cost (Annexure A)                                | Rs. NIL/-         |

**TABLE C**

List of Extra / Additional Items executed with Cost  
(Not Applicable)

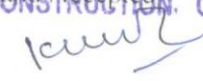
Note:

Since all the mandated certificates (Form 2), being issued by me are of the current date, the costs incurred have been taken as of the Q1 of Financial Year 2023-24, to represent the actual current progress of the project.

Yours Faithfully,

  
Signature of Engineer

For ATLANTIC CONSTRUCTION COMPANY

  
Proprietor / Authorised Signatory  
Signature of Promoter