ATUL KUDTARKAR & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS • PROJECT MANAGERS

FORM 2

ENGINEER'S CERTIFICATE

Date : 16/08/2017.

To

Mr. Prakash Mohanlal Kataria,
Partner Of M/s Laxmi Sagar Developers & Builders.
Address: - Mohan Niwas, Punjabi colony, Ulhasnagar-421003.

C.C.COPY No.-JK/NRV/BP/13-14/343/2265/37 Dated on 17/06/2013.

Subject: Certificate of Cost Incurred for Development of Project SHIV SAGAR APARTMENT for Construction of One Residential Building,----- Wing of the ------- Phase (MahaRERA Registration Number) situated on the plot bearing P.NO.39 & 40, G.No.32/2, C.T.S. No. 9572 demarcated by its boundaries (latitude and longitude of the end points) (19.1896,73.2026) S.No.30 Road to the North, 6.00 M.W.Road to the South, S.No.30 to the East, 4.57 M.W.Road to the West of Division-Konkan, Village-Morivali, Taluka- Ambernath, District –Thane PIN 421501 admeasuring 736.80 sq.mtr area being owned & developed by M/s. LAXMI SAGAR DEVELOPERS & BUILDERS.

***Maha RERA* Registration Number** _____

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 **One** Residential Building ------ wing, respectively of the PHASE ------ of the Project, situated on the plot bearing **P.NO.39 & 40, G.No.32/2, C.T.S. No. 9572** of Division-**Konkan,** Village-**Morivali,** Taluka- **Ambernath**, District –**Thane** PIN **421501** admeasuring **736.80 sq.mtr** area being owned & developed by **M/s. LAXMI SAGAR DEVELOPERS & BUILDERS.**

Atul Kudtarkar & Associates

202/203, Shree Yash Apt., Above Monginis Shop, Nr. Rly. Stn., Kulgaon, Badlapur (E), Dist. Thane, Maharashtra, India - 421 503.
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1. Following technical professionals are appointed by the Owner:
   - **M/s. Pramod V. Patil & Associates** as Architect ;
     (Mr. Pramod Patil , Lic. No. AMC/137)
   - M/s. **Atul Kudtarkar & Associates** as Structural Consultant ;
     (Mr. Atul Kudtarkar, Lic. No.STR/K/144)
   - M/s.---------- as MEP Consultant (Electrical) ; Not Appointed by Client
   - **Mr.Mukeshkumar Singh** 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.Mukeshkumar Singh** 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. 2,67,94,337/-** (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.97,43,395/-** (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 Buildings of the subject project to obtain Occupation Certificate /Completion Certificate from **Ambernath Municipal Council** (Planning Authority) is estimated at **Rs.1,70,50,942/-** (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 below:

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I. (Ground + 5 Upper Floor)

TABLE A

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 16/8/2017 date of Registration is	Rs.2,43,58,468/-
2	Cost incurred as on 16/8/2017 (based on the Estimated cost)	Rs.97,43,395/-
3	Work done in percentage (as percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,46,15,093/-
5	Cost Incurred on Additional / Extra Items as on 16/8/2017 not included in the Estimated Cost (Annexure A)	Nil

II. (Ground + 5 Upper Floor)

TABLE B

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16/8/2017 date of registration is 16/8/2017	Rs.24,35,849/-
2	Cost incurred as on 16/8/2017 (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.24,35,849/-
5	Cost Incurred on Additional / Extra Items as on 16/8/2017 not included in Estimated Cost (Annexure A)	Nil

Yours Faithfully,

Atul Kudtarkar & Associates

ATUL KUDTARKAR

(STR/K/144)

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