

ABHIJIT V. PHATARPEKAR

B.E. (Civil), M.I.E., Chartered Engineer (India)

Licensed Civil/ Chartered Engineer/Estimator

A-201, Kalpana Apartment, Godavari Mhatre Road, Dahisar (W), Mumbai-68

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 01/10/2018

To,
Shri. Ajit G. Thakkar.
M/s. Thakkar Builders & Developers C.A. To Owner,
Gokul Building, Ground Floor,
Shimpoli Road, Haridas Nagar,
Borivali (W), Mumbai.

Subject: Certificate of Cost Incurred for Development/ Construction Work of "Victory Arch" for Construction building (MahaRERA Registration Number-P51800013975) situated on the Property bearing F.P. no. 705, 706 of TPS III, 7th Road, Borivali (W), demarcated by its boundaries Final Plot no. 707 to the North F.P. No. 707, Chimy Amt to the South F.P. No.707, Ayodhya Apt to the East, 18.30m Wide D.P. Road to the West, Borivali (W), admeasuring 922.50 sq.mts. area being developed by M/s Thakkar Builders & Developers.

Ref : MahaRERA Registration Number (P51800013975)

Sir,

I, Mr. Abhijit V. Phatarpekar have undertaken assignment of certifying Estimated Cost for development/ for Construction of "Victory Arch" for Construction of one building (MahaRERA Registration Number- P51800013975) situated on the Property bearing F.P. no. 705, 706 of TPS III, 7th Road, Borivali (W), demarcated by its boundaries Final Plot no. 707 to the North F.P. No. 707, Chimy Amt to the South F.P. No.707, Ayodhya Apt to the East, 18.30m Wide D.P. Road to the West, Borivali (W), admeasuring 922.50 sq.mts. area being developed by M/s Thakkar Builders & Developers.

Following technical professionals are appointed by Owner / Promoter:—

- (i) Shri. Harish D. Gandhi as an Architect;
- (ii) Shri. H.M. Raje as a Structural Consultant
- (iii) Shri. Bhavesh R. Parmar as a Site Supervisor.

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 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 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.

AV Phatarpekar
ABHIJIT V. PHATARPEKAR
Chartered Structural Engineer
Registration No. M-144506-5
BMC/STR/P/148

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1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 15,70,00,000 /-** (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 **M.C.G.M./B.M.C.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
2. The Estimated cost Incurred till date is calculated at **Rs. 2,23,00,000 /-** (Total of Table A and B2). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
3. 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 **M.C.G.M./B.M.C.** (planning Authority) is estimated at **Rs. 13,47,00,000 /-** (Total of Table A and B).
4. 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 (Total of Table A and B) below.

TABLE A
Building called "Victory Arch"

Sr. No (1)	Particulars (2)	Amounts (3)
1	a)Total Estimated cost of the Bldg. as on 01/10/2018 is	Rs. 12,00,00,000/-
2	Cost incurred as on 01/10/2018 (based on the Estimated cost)	Rs. 2,23,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	18.58%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,77,00,000 /-
5	Cost Incurred on Additional /Extra Items as on 01/10/2018 not included in the Estimated Cost (Annexure A)	Rs. Nil.

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TABLE B
Building called "Victory Arch"

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01/10/2018 .	Rs. 3,70,00,000 /-
2	Cost incurred as on 01/10/2018 . (based on the Estimated cost).	Rs. Nil /-.
3	Work done in Percentage (as Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,70,00,000 /-
5	Cost Incurred on Additional /Extra Items as on 01/10/2018 not included in the Estimated Cost (Annexure A).	Rs. Nil.

Yours Faithfully,

ABHIJIT V. PHATARPEKAR
Chartered Civil/Structural Engineer
Registration No. M-144506-5
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Mr. Abhijit V. Phatarpekar
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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.

Annexure A

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost): **Nil**

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Important Notes & Site Photoes

- Our Estimate is based on Physical survey and information provided by clients/promoters of the aforesaid building/project. In case of ongoing construction, the (%) of work keeps on changing daily basis. Our Estimate of work done and estimate of cost to complete the project is based on our knowledge of current market rates of materials and labours, experience and judgment. The actual rates may vary.
- Emphasis of this report is on percentage (%) of progress and completed work rather than physical measurements, verifying whether the construction is as per approved drawings or not, legality of title, specifications, checking of lines and levels, etc.

This Estimate/ report is prepared solely for certification required under MahaRERA act and for no other purpose and same is not to be reproduced wholly or in part & forbidden to be used as evidence in any court of law & ought not to be used in any advertising media without proper consent in writing.

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