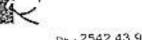
M.G. Road Naupada, Thane 400 602 Email ranadeand associates @gmail.com



Ph.: 2542 43 98 2533 91 79

FORM-2

ENGINEER'S CERTIFICATE

Date: 25.07.2017

To
M/s. Neptune Developers Ltd.,
4th Floor, Neptune Magnet Mall,
LBS Road, Near Mangatram Petrol Pump,
Bhandup West,
Mumbai - 400078

Subject: Certificate of Percentage of Completion of Construction Work of Project Neptune Swarajya, Triveni Sangam, comprising of 3 buildings at Sector 4C situated on the Plot bearing S. No. 65, H. No. 12A, 12B & 13 of Village Ambivali at Ambivali (West), Kalyan – 421102 demarcated by its boundaries 19d – 16' – 57.2" Latitude 73d – 10' – 56.5" Longitude to the North 19d – 16' – 55.6" Latitude 73d – 10' – 58" Longitude to the South 19d – 16' - 56" Latitude 73d – 10' – 59.1" Longitude to the East 19d – 16' – 55.6" Latitude 73d – 10' – 55.2" Longitude to the West of Division Eastern village Ambivali Taluka Kalyan District Thane PIN 421102 admeasuring 20,200.00 sq.mts. area being developed by Neptune Developers Ltd. Sir,

I, Sanjay S Ranade, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 building situated on the Plot bearing S. No. 87, H. No. 3 & 4 of Village Ambivali at Ambivali (West), Kalyan – 421102 demarcated by its boundaries 19d – 16' – 57.2" Latitude 73d – 10' – 56.5" Longitude to the North 19d – 16' – 55.6" Latitude 73d – 10' – 58" Longitude to the South 19d – 16' - 56" Latitude 73d – 10' – 59.1" Longitude to the East 19d – 16' – 55.6" Latitude 73d – 10' – 55.2" Longitude to the West of Division Eastern village Ambivali Taluka Kalyan District Thane PIN 421102 admeasuring 20,250.00 sq.mts. area being developed by Neptune Developers Ltd. and the plinth area of the project is 1,729.89 sq. mts.





Following technical professionals are appointed by Owner / Promoter:-

- 1) M/s Vitan Consultant as Architect.
- 2) M/s S V Patel & Associates as Structural Consultant.
- M/s Econ Pollution Control as MEP Consultant (Plumbing).
- M/s Entask Consultancy Services Pvt. Ltd. as MEP Consultant (Electrical).
- 5) Mr. Rajendra Patil as Quantity Surveyor.
- 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 Mr. Rajendra Patil 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.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid
 project under reference as Rs. 84,15,50,286.90/- (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 Kalyan Dombivali Municipal Corporation being the Planning
 Authority under whose jurisdiction the aforesaid project is being implemented.



- The Estimated Cost Incurred till date is NIL. (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 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 Kalyan Dombivali Municipal Corporation (planning Authority) is estimated at Rs 84,15,50,286.90/- (Total of Table A and B).

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

Project Neptune Swarajya, Sector 4C, Building 1, 2 and 3.

Sr No.	Particulars	Amount (Rs).
1.	Total Estimated cost of the building as on date of Registration is	76,75,50,286.90/-
2.	Cost incurred as on date of Registration is (based on the Estimated cost)	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	76,75,50,286.90/-
5.	Cost Incurred on Additional /Extra Items as onnot included in the Estimated Cost (Annexure A)	Nil



TABLE B

Sr No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	7,40,00,000.00/-
2.	Cost incurred as on (based on the Estimated cost)	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	7,40,00,000.00/-
5.	Cost Incurred on Additional /Extra Items as onnot included in the Estimated Cost	NIL
	(Annexure A)	1

Signature

Name in block letters

Designation

: MR. SANJAY S RANADE

Flat No. 9, Nutan CHSL,

M G Road, Naupada, Thane - 400602

Date

Place

Name and address of the

institution under which chartered.

Reg. No.

Date of Corporate Membership

: Partner - Ranade and Associates,

: 25th July 2017

: Thane - 400602, Maharashtra

: "The Institution of Engineers (India)"

: 8, Gokhale Road, Kolkotta - 700020

: M.I.E. (M/120858 / 0).

: 18th May 1998

