

**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: July 26, 2017

To

M/s. OSHO DEVELOPERS

C.A. to owner Ankur Palace C.H.S. LTD.

Plot No.1534/ A of Devidas lane Extention,
New link road, Borivali (w), Mumbai-400 092.

Sub: Certificate of Cost Incurred for Development of 01 Building(s) "**Ankur Palace**", of the Project (MahaRERA Registration Number proposed to be registered) situated on the Plot Bearing F. P. No. **719/8**, demarcated by its Boundaries (Latitude and Longitude of the End Points) Latitude 19.222725 N, 72.849208 E, **TPS - III, Kastur Park, at Shimpoli Road, Borivali (W), Mumbai, admeasuring 800.00 sqm area being developed Shri Ashik J. Bhuta, Partner of M/s. Osho Developers C.A. to owner Ankur Palace C.H.S. LTD..**

Sir,

I, **Samarth Agarwal** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 01 Building(s) "**Ankur Palace**", of the Project (MahaRERA Registration Number proposed to be registered) situated on the Plot Bearing F. P. No. **719/8**, **TPS - III, Kastur Park, at Shimpoli Road, Borivali (W), Mumbai, admeasuring 800.00 sqm area being developed Shri Ashik J. Bhuta, Partner of M/s. Osho Developers C.A. to owner Ankur Palace C.H.S. LTD..**

Following technical professionals are appointed by Owner / Promoter :-

- M/s Ashok D. Gandhi Architect & Valuers**, Borivali as the Architects,
- M/s Adharshila Consultants**, as Structural Consultant
- none ---**. As the MEP Consultants
- Shri Subodh Gandhi** as the Site Supervisor



- 1 We have estimated the cost of the completion (Excluding any taxes) 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 us on being appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the Certificate of Site Inspection issued by the Architect in Form 01.
- 2 We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 5,21,28,000/-** (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 the **Building Proposals R/C Ward, MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 3 The Estimated Cost Incurred till date is calculated at **Rs. 1,90,93,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 4 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 the **Building Proposals R/C Ward, MCGM** is estimated at **Rs. 3,30,35,000/-** (Total of Table A and B).
- 5 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 :

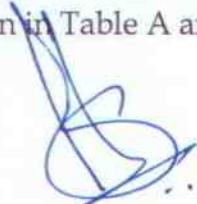


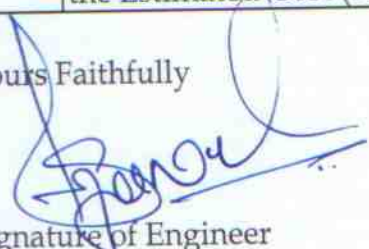
TABLE A
ANKUR PALACE
BUILDING - I

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on date of Registration is	Rs 48,652,000.00
2	Cost incurred as on July 26, 2017 (based on the Estimated cost)	Rs 18,293,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	37.60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 30,359,000.00
5	Cost Incurred on Additional / Extra Items as on 26 th July 2017 not included in the Estimated Cost (Annexure A)	Not Estimated as on today

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 date of Registration is	Rs 3,476,000.00
2	Cost incurred as on July 26, 2017 (based on the Estimated cost)	Rs 800,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	23.01%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 2,676,000.00
5	Cost Incurred on Additional / Extra Items as on 26 th July 2017 not included in the Estimated Cost (Annexure A)	Not Estimated as on today

Yours Faithfully


Signature of Engineer
(Samarth Agarwal)

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)

