

Navinderpal Singh B.E.CIVIL,M.I.E,F.I.I.V(Membership Number CAT-I/F-3961)
(Chartered Engineers and Valuers) Shop 14,Thaper Complex, Plot 51, Sector 15, C.B.D., Navi Mumbai 400614
Tel 022-27561407 ,9987008978

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: 28TH July 2017

To
Mr. Rocky R. Khushalani (Partner)
M/s. Aditya Enterprises
7, Tagore Nagar Vidya Darshan C.H.S Ltd.,
Building No. – 53, Tagore Nagar, Village Hariyali,
Vikhroli (E), Mumbai – 400 083.

Subject : Certificate of Cost Incurred for Development of [Project Name :Tagore Nagar Adarsha C.H.S Ltd] for Construction of 18 Floors (one) building (s)/ one Wing (s) of the _____ Phase (MahaRERA Registration Number) situated on the Plot bearing 54,Survey No. 113, [part] and City Survey No. 337 [part] Final Plot no 54demarcated by its boundaries (latitude and longitude of the end points 19.118571 - 72.935813, 19.118548 - 72.935885, 19.118391 - 72.935767, 19.118330 - 72.935837of Division _____ village Hariyali taluka Kurla District Mumbai PIN 400 083 admeasuring 854.00sq.mts. area being developed by Mr. Rocky R. Khushalani partner of M/s Aditya Enterprises

Ref : MahaRERA Registration Number _____

Sir, I/ We, Navinder Pal Singh, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 54Building(s) /one Wing(s) of the _____ Phase situated on the plot bearing 54, Survey No. 113, [part] and City Survey No. 337 [part] Final Plot no 54of Division village –Hariyali, Taluka – Kurla, District –Mumbai, PIN 400 083 admeasuring 845.00sq.mts. area being developed by Mr. Rocky R. Khushalani Partner of M/s Aditya Enterprises.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri. Ashish Bhatt of M/s. Ashish Bhatt & Associates as Licensed Surveyor
 - (ii) Shri. Vikas V. Gokhale of M/s. asc associated consultants as Structural Consultant
 - (iii) Mr. Navinder Pal Singh as Quantity Surveyor *

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2. 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. Navinder Pal Singh, 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 10,00,00,000/- (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 the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 5,13,09,349/- (Total of Table A and 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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from M.C.G.M. (planning Authority) is estimated at Rs.4,86,90,651/- (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 :

TABLE A

Building /One Wing, bearing Number 54 or called Tagore Nagar Adarsha C.H.S
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30 th April 2017 date of Registration is	Rs. 10,00,00,000/-
2	Cost incurred as on 30 th April 2017 (based on the Estimated cost)	Rs. 5,13,09,349 /-

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3	Work done in Percentage (as Percentage of the estimated cost)	63%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,86,90,651/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	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 andFacilities in the layout as on _____ date of Registration is	NIL
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,


Signature of Engineer
(Membership Number CAT-I/F-3961)

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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)