



E-STRUCT CONSULTANCY PVT. LTD.

(CONCRETE & STEEL)

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)

Ref.Admin/2017-1817/PVK

Date: 29th July 2017

To,
Aditya Developers
Bhandup (W).

Subject: Certificate of Cost Incurred for Development of Aditya Apartments for Construction of One building/ Two Wings (MahaRERA Registration Number) situated on the Plot bearing S.No.89,H.No.1,8 demarcated by its boundaries (latitude and longitude of the end points) Gaouthan to the North Old Police Station to the South H.No.1 to the East Grampanchayat Road to the West, Village – Bapsai, Taluka - Kalyan, District- Thane, PIN 421103, admeasuring 1500.45 sq.mts. area being developed by Aditya Developers

Ref: MahaRERA Registration Number _____

Sir,

We E-Struct Consultancy Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building/ Two Wings situated on the plot bearing S.No.89,H.No.1,8,Village – Bapsai, Taluka - Kalyan, District- Thane, PIN 421103 admeasuring 1500.45 sq.mts. area being developed by Aditya Developers.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri. Ulhas Kshirsagar as L.S. / Architect
- (ii) M/s E-Struct Consultancy Pvt. Ltd. as Structural Consultant
- (iii) M/s. K.P.Consultant as MEP Consultant
- (iv) Shri. Mahesh Raybhan as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil 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 Shri. Mahesh Raybhan 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.2, 85,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the A.D.T.P., Thane being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,71,50,000/- (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 and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from A.D.T.P., Thane being (planning Authority) is estimated at Rs.13,50,000/- (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 /Wing called Aditya Apartments Wings B1 & B2

(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 29/7/2017 date of Registration is | Rs. 2,70,00,000/- |
| 2 | Cost incurred as on 29/7/2017 (based on the Estimated cost) | Rs.2,56,50,000/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 95 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs.13,50,000/- |
| 5 | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) | NA |

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 29/7/2017 date of Registration is a) Club House of area 180 m ² | Rs.15,00,000/- |
| 2 | Cost incurred as on 29/7/2017 (based on the Estimated cost) a) Club House of area 180 m ² | Rs.15,00,000/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) a) Club House of area 180 m ² | 100 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) a) Club House of area 180 m ² | NA |
| 5 | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) | NA |

Yours Faithfully,

For **E-Struct Consultancy Pvt.Ltd.**



Pankaj Kulkarni
(Managing Director)
Chartered Engineer
Reg.No. M 113368/8

*** 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)