



B. S. SUKTHANKAR & ASSOCIATES
CIVIL ENGINEERING CONSULTANTS

OFF.: 412, VARDHAMAN MARKET,
PLOT NO. 75, SECTOR - 17,
VASHI, NAVI MUMBAI - 400 705.
Tel. : 2789 25 84
E-mail : bs.sukthankar@yahoo.com

Form -2

[See Regulation- 3]

ENGINEER'S CERTIFICATE

Date - 28/09/2017.

To,

Shri.Varad Vinayak Developers Through Its Partners

Mr.Sanjay G.Pandit & Others Three

Flat No-702,Yashwant Sankalp CHS Ltd.,

Above Bank Of India,Viva College Road,

Virar(W),Tal-Vasai-,Dist-Thane.

Subject : certificate of cost incurred for development of "**SHAGUN APARTMENT**" for construction of A one building situated on the **Plot no 94, Sector 23**, demarcated by its boundaries (latitude and longitude of the end points) 88mtr road to the North, 11 mtr road to the South, Plot 93 to the East 15 mtr road to the West, of Division Village Taloja, Taluka -Panvel, District -Raigad Pin - 410208 admeasuring **399.60 sq mts**. Area being developed by **M/s Shri.Varad Vinayak Developers**.

Ref : MahaRERA registration number _____.

Sir,

I **B S Sukhtankar (B S Sukhtankar & Associates)** have undertaken assignment of certifying estimated cost for the Subject real Estate project proposed to be registered under mahaRera being **SHAGUN APARTMENT** building situated on Final **Plot No 94, Sector no - 23, Village-Taloja, Taluka - Panvel, District - Raigad** Pin - **410208**. admeasuring **399.60 sq mts** area being developers by **M/s Shri Varad Vinayak Developers**.

- Following technical professionals are appointed by owner :-
 - M/S .Atul Patel architects (As architect)
 - M/s .B S Sukthankar & Associates. (As Structural Consultant)
- We have estimated the cost of completion to obtain occupation certificate / completion certificate, of the civil , MEP and allied works of building (s) of 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 item and quantity for the entire work as calculated by quantity surveyor appointed by engineer and the assumption of cost of material , labour and other inputs made be developers, and the site inspection carried out by us.


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REG. NO. NMMC-TPO-SE-02



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3. we estimate total estimate cost of completion of building (S) of the aforesaid project under reference as Rs. 1,50,00,000/- (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 from the CIDCO being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost incurred till date is calculated at Rs – 1,25,00,000/- (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 civil , MEP and Allied works of the Building of the subject project to obtain occupation certificate /completion certificate from CIDCO (planning authority) is estimated at RS. 25,00,000/- (Total of Table A and B)
6. I certify that the cost of civil , MEP and allied work for the aforesaid project as completed on the date of this certificate is given in Table A and B Below :

TABLE A

Building – SHAGUN APARTMENT

(to be prepared separately for each building/Wing of the Real Estate project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Estimated cost of building /wing as on _____ date of registration is	Rs.1,50,00,000/-
2.	Cost incurred as on _____ (base on the Estimated cost)	Rs. 1,25,00,000/-
3.	Work done percentage (as percentage of the estimated cost)	83 %
4.	Balance cost to be incurred (Based on Estimated Cost)	Rs.25,00,000/-
5.	Cost incurred on additional /extra Items as on____ not included in the Estimated cost (Annexure A)	Rs.5,00,000/-


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TABLE B

(to be prepared for the entire registered phase of real Estate Project)

Sr.No. (1)	Particulars (2)	Amount (3)
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.1,50,00,000/-
2.	Cost incurred as on _____ (base on the estimated cost)	Rs.1,25,00,000/-.
3.	Work Done in percentage (as percentage of the estimated cost)	83%
4.	Balance cost to be incurred (based on Estimated Cost)	Rs.25,00,000/-
5.	Cost Incurred on Additional/Extra Items as on _____ Not included in the Estimated Cost (annexure A)	Rs.5,00,000/-

Yours faithfully,

(B.S.SUKTHANKAR)

B.E.CIVIL

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