

Date:- 26/07/2017

FORM 2

**ENGINEER'S CERTIFICATE**

To,  
M/s. Manorama Builders & Developers,  
Proprietor Mrs. Sayali Sanjesh Patkar  
Ground Floor, Kashmira Apartment,  
Karjat Road , Badlapur (E)  
Tal. Ambernath, Dist. Thane.

Ref. C.C. No.:- KBNP/NRV/BP/2342 - 194 Dated – 22/03/2017

**Subject: Certificate of Cost Incurred for development of project Pushkar Apartment, for Construction Work of One\_ building (Maha RERA Registration Number) situated on the plot bearing S.NO. 85, H.NO. 8 & 9 (PT), Plot No. 5 Demarcated by its boundaries to the North S. No. 85, H. No. 7, to the South 30 Mt. Wide DP Road to the East S. No. 6 mt. Wide Layout Road to the west P. No. 4 of Division KOKAN village Kulgaon Taluka AMBERNATH District THANE PIN 421503 admeasuring 611.20 sq.mts. area being owned & developed by M/S. MANORAMA BUILDERS & DEVELOPERS.**

**MahaRERA Registration Number \_\_\_\_\_**

Sir,

I **ATUL KUDTARKAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being **ONE** No. of building situated on the plot bearing **S.NO. 85, H.NO. 8 & 9 (PT), Plot No. 5.** of Division **KOKAN** village **KULGAON** Taluka **AMBERNATH** District **THANE** PIN **421503** admeasuring **611.20** sq.mts. area being owned & developed by **M/s. Manorama Builders & Developers.**



1. Following technical professionals are appointed by the Owner:
  - M/s. **Architect's Inc.** as Architect ;  
(**Ar. S. D. Oak, Lic. No. CA/82/6932**)  
**M/s. Atul Kudtarkar & Associates** as Structural Consultant ;  
(**Mr. Atul Kudtarkar, Lic. No. STR/K/144**)
  - **Mr. -----** as MEP Consultant (Electrical) (Not Appointed by Client)
  - **Shri. Anand Madhukar Inamdar** as Quantity Surveyor\*
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the buildings 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. Anand Madhukar Inamdar** quantity Surveyor appointed by Engineer, and the assumption of 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. 2,68,78,650/-** (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 **Kulgaon Badlapur Municipal Council** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 1,07,87,783/-** (Total of Table A & 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 Buildings of the subject project to obtain Occupation Certificate /Completion Certificate from **Kulgaon Badlapur Municipal Council** is estimated at **Rs.1,60,90,867/-** (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:



**I. Building ( Ground + 4 Upper Floors)**

**TABLE A**

| Sr.No. | Particulars                                                                                                       | Amounts           |
|--------|-------------------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the building/wing as on <u>26/07/2017</u> date of Registration is                         | Rs.2,39,72,850/-  |
| 2      | Cost incurred as on <u>26/07/2017</u> (based on the Estimated cost)                                               | Rs.1,07,87,783/-  |
| 3      | Work done in percentage (as percentage of the estimated cost)                                                     | 45%               |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                             | Rs. 1,31,85,067/- |
| 5      | Cost Incurred on Additional / Extra Items as on <u>26/07/2017</u> not included in the Estimated Cost (Annexure A) | Nil               |

**TABLE - B**

| Sr.No. | Particulars                                                                                                                                                                | Amounts         |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>26/07/2017</u> date of registration is _____ | Rs. 29,05,800/- |
| 2      | Cost incurred as on <u>26/07/2017</u> (based on the Estimated Cost)                                                                                                        | Rs.0/-          |
| 3      | Work done in Percentage (as percentage of the estimated cost)                                                                                                              | 0%              |
| 4      | Balance Cost to be Incurred (based on Estimated Cost)                                                                                                                      | Rs. 29,05,800/- |
| 5      | Cost Incurred on Additional / Extra Items as on <u>26/07/2017</u> not included in Estimated Cost (Annexure A)                                                              | Nil             |

**Yours Faithfully**



**ATUL KUDTARKAR**  
**STR/K/144**

