

FORM-2[see Regulation3]

ENGINEER'S CERTIFICATE

Date: 15/07/2017.

To

M/s.Dharti Developers

701, Acropolis Apartment,

Lokhandwala Complex, Andheri (W), Mumbai-53

Subject: Certificate of Cost Incurred for Development of "Green Acre – Phase II" for Construction of (3 Buildings, 7 Wings) Building No.1 – A and B Wing, Building No.2 – A and B Wing and Building No.3 – A, B and C wing (MahaRERA Registration Number) situated on the Plot bearing Gut No. 3/0 demarcated by its boundaries (latitude and longitude of the end points are 73 10 6.21 E – 19 1 45.26 N, 73 10 8.15 E – 19 1 45.96 N, 73 10 8 .76 E – 19 1 44.31 N, 73 10 6.45 E-19 1 44.05N), Gut No 21 to the North, Gut No 2 to the South, Gut No 7 & 21 to the East , Gut No 1 to the West, village Vakaditaluka Panvel District Raigad PIN 410206, admeasuring 4350sq.mts. area being developed by Dharti Developers

Ref:MahaRERA Registration Number – To be applied for

Sir,

I/ We K.R.Mehta have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being (3 Buildings 7 Wings) Building No.1 – A and B Wing, Building No.2 – A and B Wing and Building No.3 – A, B and C wing of the Project – Green Acre – Phase II (MahaRERA Registration Number) situated on the Plot bearing Gut No. 3/0, Village Vakadi, Tal-Panvel, Dist-Raigad, Pin-410206 admeasuring 4350 Sq.Mtrs. area being developed by M/s. Dharti Developers.

1. Following technical professionals are appointed by Owner/Promoter:-
 - i. Shri. Jeetendra Parmaras Licensed Surveyor /Architect;
 - ii. Shri. K. R. Mehta as Structural Consultant
 - iii. M/s /Shri/Smt. Umesh Thamke as MEP Consultant
 - iv. Shri. K. R. Mehta 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 **K.R. Mehta** 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. 7,44,26,186 (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 Cidco (Naina) Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till 30/06/2017 is calculated at Rs. 4,86,76,186 (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 Cidco (Naina) (planning Authority) is estimated at Rs.2,57,50,000 (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 No. 1 A-Wing

(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 date of Registration is	Rs.63,30,801/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 44,45,809/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,84,992/-
5	Cost Incurred on Additional /Extra Items as on-----not included in the Estimated Cost (Annexure A)	Rs--Nil-----/-

TABLE A

Building No. 1 B-Wing

(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 date of Registration is	Rs.75,80,585/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 53,23,470/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 22,57,115/-
5	Cost Incurred on Additional /Extra Items as on-----not included in the Estimated Cost (Annexure A)	Rs--Nil-----/-

TABLE A

Building No. 2 A-Wing

(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 date of Registration is	Rs.1,31,08,804/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 92,05,665/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 39,03,139/-
5	Cost Incurred on Additional /Extra Items as on-----not included in the Estimated Cost (Annexure A)	Rs--Nil-----/-

TABLE A

Building No. 2B-Wing

(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 date of Registration is	Rs.1,15,22,492/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 80,91,676/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 34,30,816/-
5	Cost Incurred on Additional /Extra Items as on-----not included in the Estimated Cost (Annexure A)	Rs--Nil-----/-

TABLE A

Building No. 3 A-Wing

(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 date of Registration is	Rs. 1,06,56,590/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 66,52,086/-
3	Work done in Percentage (as Percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 40,04,504/-
5	Cost Incurred on Additional /Extra Items as on-----not included in the Estimated Cost (Annexure A)	Rs--Nil-----/-

TABLE A

Building No. 3B-Wing

(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 date of Registration is	Rs. 1,19,92,770/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 74,86,159/-
3	Work done in Percentage (as Percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,06,611/-
5	Cost Incurred on Additional /Extra Items as on-----not included in the Estimated Cost (Annexure A)	Rs--Nil-----/-

TABLEA

BuildingNo. 3C-Wing

(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 date of Registration is	Rs.88,69,144/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 55,36,321/-
3	Work done in Percentage (as Percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 33,32,823/-
5	Cost Incurred on Additional /Extra Items as on-----not included in the Estimated Cost (Annexure A)	Rs--Nil-----/-

TABLEB

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

Sr No (1)	Particulars (2)	Amounts (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.43,65,000/-
2	Cost incurred as on 30/06/2017(based on the Estimated cost).	Rs.19,35,000/-
3	Work done in Percentage (as Percentage of the estimated cost).	50 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 24,30,000/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A).	Rs-Nil/-

Yours Faithfully,

For **MEHTA SAWANT**



(K.R.Mehta)

Partner

Registration No.BMC/STR/ 27
 of 2017 -2020.

MEHTA SAWANT
 CONSULTING STRUCTURAL
 ENGINEERS
 A-102, DEVI DARSHAN, FIRST FLOOR,
 TEMBHI NAKA, THANE (W) - 400 601.

***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, then the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, then 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 labor, 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)