

Anirudh Bandbe

Akhil Tower, Ground Floor, Ratan Nagar, Dahisar(East) Mumbai-400 068

Date:31.05.17

To,

Eco Park Developers LLP,

Survey No. 1/3,

Village – Deolwadi, Talukar – Karjat, Dist. Raigad.

Sub : Certificate of Cost Incurred for Development of **Eco Greens** project for Construction of **Three Buildings, Six Wing (s)** of the **Second Phase**, situated on the Plot bearing C.N. No. / CTS No. / Survey No./ Final Plot No. 1/3 of village Deulwadi, Taluka- Karjat, Dist. Raigad demarcated by its boundaries (latitude and longitude of the end points) **18°55'51.12"N73°19'23.20"E** to the North **S.No.2** to the South **S.No.1/4 & 1/5** to the East **S.No.3** to the West **S.No.2A & 150** of Division **Karjat** , Village **Deolwadi**, Taluka **Karjat**, District **Raigad** Pin **410201** admeasuring **8,230** sq. mtrs. Area being developed by the **EcoPark Developers LLP**.

Ref.: **MahaRERA Registration Number :-Applied for**

Dear Sir,

I/We Anirudh Bandbe have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Three Building (s)/ SixWing (s) of the Second Phase situated on the plot bearing C.No. / CTS No. / Survey No./ Final Plot No. 1/3 of village Deulwadi, Taluka- Karjat, Dist. Raigad demarcated by its boundaries (latitude and longitude of the end points) **18°55'51.12"N 73°19'23.20"E** to the North **S.No.2** to the South **S.No.1/4 & 1/5** to the East **S.No.3** to the West **S.No.2A & 150** of Division **Karjat**, Village **Deulwadi**, Taluka **Karjat**, District **Raigad** Pin **410 201** admeasuring **8230** sq. mtrs. Area being developed by the **EcoPark Developers LLP**.

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

- i. Ms. Devyani Musle of M/s Design Direction as L.S./ Architect;
- ii. Mr. N. H. Desai as Structural Consultant;
- iii. Not Available as MEP Consultant;
- iv. Mr. Minesh Shah 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 Building (s) of the project. Our estimated cost of



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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. Minesh Shah Quantity Surveyor appointed by the 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. 17,70,90,395/-** (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 Collector- Raigad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at **Rs.3,60,00,000/-** (Total of Table – A and Table – B). The amount of Estimated Cost Incurred is calculated on the basis 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 collector-Raigad (planning Authority) is estimated at **Rs.14,10,90,395 /-** (Total of Table A & 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 Table – B below :-

TABLE – A. Building -1 / Wing A & B [Aster 1 & 2]

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building-1 / Wing A & B as on _____ date of Registration is	:	Rs.5,18,19,287
2.	Cost Incurred as on 31/05/2017 (based on the Estimated Cost)	:	Rs.1,97,69,200
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	38.15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.3,20,50,087
5.	Cost Incurred on Additional / Extra Items as on 31/05/2017 not included in the Estimated Cost (Annexure – A)	:	Nil

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TABLE – A. Building -2 / Wing C & D (Iris 1 & 2)

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building-2 / Wing C & D as on _____ date of Registration is	:	Rs.5,18,19,287
2.	Cost Incurred as on 31/05/2017 (based on the Estimated Cost)	:	Rs.29,97,450
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	5.78%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.4,88,21,837
5.	Cost Incurred on Additional / Extra Items as on 31/05/2017 not included in the Estimated Cost (Annexure – A)	:	Nil

TABLE – A. Building -3 / Wing E & F (Rosa 1 & 2)

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building-3 / Wing E & F as on _____ date of Registration is	:	Rs.6,59,51,821
2.	Cost Incurred as on 31/05/2017 (based on the Estimated Cost)	:	Rs.1,12,33,350
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	17.03%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.5,47,18,471
5.	Cost Incurred on Additional / Extra Items as on 31/05/2017 not included in the Estimated Cost (Annexure – A)	:	Nil



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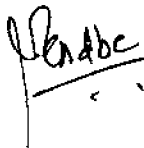
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TABLE – B

Sr. No.	Particulars		Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration.	:	Rs.75,00,000.00
2.	Cost Incurred as on 31/05/2017 (based on the Estimated Cost)	:	Rs.20,00,000.00
3.	Work done in Percentage (As percentage of the estimated cost)	:	26.67%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.55,00,000.00
5.	Cost Incurred on Additional / Extra Items as on 31/05/2017 not included in the Estimated Cost (Annexure – A).	:	Nil

Yours' Faithfully,

For Anirudh Bandbe



Signature of Engineer

Licence No. B/218/SS-II