

# Subhash Chandra Yadav

Flat No 703, Wing 1B, Phase III, Mohan Tulsi Vihar, Badlapur West

## **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)**

Date: 30<sup>th</sup> June 2017

To  
Mohan Lifespaces LLP  
G-1, Mohan Plaza, Khadakpada,  
Kalyan - 421301

**Subject: Certificate of Cost Incurred for Development of Mohan Suburbia for  
Construction of 10 No. of Building(s) (Building K2 to T2) of the 2<sup>nd</sup> Phase Part  
B of the Project Mohan Suburbia situated on the Plot bearing Survey No/Hissa  
No 25/10, 25/11, 25/12, 35/2, 36/3 to 36/15, 36/16p, 37, 39/2, 178, 25/15  
demarcated by its boundaries (latitude and longitude of the end points)**

**18 Mtr. DP Road to the North**

**Survey No.36/3,36/10 to the South**

**12 Mtr. DP Road to the East**

**Survey No.25/13 to the West**

**of Division village Khojkuntavli, taluka Ambernath, District Thane, PIN  
421501 admeasuring 5917.85 sq.mts. area being developed by Mohan  
Lifespaces LLP.**

Sir,

I Mohammad Aijaz Dalvi, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 10 Buildings (Building K2 to T2) of the 2<sup>ND</sup> Phase Part B of the Project Mohan Suburbia, situated on the plot bearing Survey No/Hissa No 25/10, 25/11, 25/12, 35/2, 36/3 to 36/15, 36/16p, 37, 39/2, 178, 25/15 of Division village Khojkuntavli taluka Ambernath District Thane PIN 421501 admeasuring 5917.85 sq.mts. area being developed by Mohan Lifespaces LLP.

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

- (i) M/s Thorat & Mathew Associates, Architect
- (ii) M/s Vinayak Chopdekar & Associates, Structural Consultant
- (iii) Mr. Subhash Yadav, MEP Consultant
- (iv) Mr. K.V Lohidarshan as Quantity Surveyor \*

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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 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 1 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.60,00,00,000/- ( 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(s) from the Ambernath 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. 60,00,00,000/- (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 the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Ambernath Municipal Council (planning Authority) is estimated at Rs.Nil/- (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 :

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**TABLE A**

**BUILDING K2 to T2**

<b>Srn.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated Cost of the building/wing as on 30 <sup>th</sup> June, date of Registration is	57,50,00,000
2	Cost Incurred as on June 2017 (based on the Estimated Cost)	57,50,00,000
3	Work done in Percentage (as Percentage of the Estimated Cost)	100%
4	Balance cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional/Extra Items as on June 2017 not included in the Estimated Cost (Annexure A)	-

**TABLE B**

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

<b>Srn.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on June 2017, date of Registration is	2,50,00,000
2	Cost Incurred as on June 2017 (based on the Estimated Cost)	2,50,00,000
3	Work done in Percentage (as Percentage of the Estimated Cost)	100%
4	Balance cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional/Extra Items as on June 2017 not included in the Estimated Cost (Annexure A)	-

Yours Faithfully



Mohammad Aijaz Dalvi

# **Subhash Chandra Yadav**

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## **\* 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.
6. The above estimated cost does not include Land Cost, Administrative Cost, Selling and Distribution Cost and Finance Cost.

## **Annexure A**

List of Extra / Additional Items executed with Cost  
(which were not part of the original Estimate of Total Cost)

**NIL**