



Date : July 17, 2017

Ref: 2017/SCDPL-612/4309

FORM-2

ENGINEER'S CERTIFICATE

To

M/S. KESAR HOUSING & DEVELOPMENT CO.

802-804, 8th Floor, Kesar Solitaire,
Plot No. 5, Sector 19,
Sanpada, Navi Mumbai.

Subject : Certificate of Cost Incurred for Development of "**KESAR SCION**" for Construction 2 (TWO) Buildings situated on the City Survey No. 5692 and 5693, Final Plot No. 290 & 291, TPS III at Pant Nagar, Ghatkopar(East), demarcated (by its boundaries latitude and longitude of the end points) LAT 19.0869121N LON 72.9112749E to the North LAT 19.0865547N LON 72.911405E to the South LAT 19.0867157N LON 72.9114801E to the East LAT 19.0867334N LON 72.9112266E to the West of Konkan Division, Village Ghatkopar-Kirol, Taluka Kurla, District Mumbai Suburban PIN 400 075 admeasuring 1095.30 sq.mts. area being developed by **M/S. KESAR HOUSING & DEVELOPMENT CO.**

Sir,

I, **Shri. Raajesh K. Laddhad** of **STRUCTURAL CONCEPT DESIGNS PVT. LTD.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Two Buildings situated on the plot bearing City Survey No. 5692 and 5693, Final Plot No. 290 & 291, TPS III at Pant Nagar, Ghatkopar(East), Division Konkan, Village Ghatkopar-Kirol, Taluka Kurla, District Mumbai Suburban Pin 400 075 admeasuring 1095.30 sq.mts. area being developed by **M/S. KESAR HOUSING & DEVELOPMENT CO.**



1. Following technical professionals are appointed by Promoter :-
 - (i) M/S. SOYUZ TALIB ARCHITECTS PVT. LTD. as Architect ;
 - (ii) Shri. Raajesh K. Ladhadd of M/S. STRUCTURAL CONCEPTS DESIGNS PVT. LTD. as Structural Consultant
 - (iii) M/S. ECON POLLUTION CONTROL CONSULTANT as MEP Consultant
 - (iv) Shri. Rizwan Shaikh 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 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 **MR. RIZWAN SHAIKH** 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 of the aforesaid project under reference as **Rs. 17,27,11,000/-** (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 **MCGM** being the Planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 2,94,17,974/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from **MCGM** Planning Authority is estimated at **Rs. 14,32,93,026/-** (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:

Rizwan



Building Called : "KESAR SCION"

TABLE A (WING-A)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on July 15, 2017 date of Registration is	Rs. 7,85,83,505/-
2	Cost incurred as on July 15, 2017 (based on the Estimated cost)	Rs. 1,25,02,639/-
3	Work done in Percentage (as Percentage of the estimated cost)	15.91 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,60,80,866/-
5	Cost Incurred on Additional /Extra Items as on July 15, 2017 not included in the Estimated Cost (Annexure A)	NIL

TABLE A (WING-B)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on July 15, 2017 date of Registration is	Rs. 7,85,83,505/-
2	Cost incurred as on July 15, 2017 (based on the Estimated cost)	Rs. 1,25,02,639/-
3	Work done in Percentage (as Percentage of the estimated cost)	15.91 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,60,80,866/-
5	Cost Incurred on Additional /Extra Items as on July 15, 2017 not included in the Estimated Cost (Annexure A)	NIL

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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 July 15, 2017 date of Registration is	Rs. 1,55,43,990/-
2	Cost incurred as on July 15, 2017 (based on the Estimated cost)	Rs. 44,12,696/-
3	Work done in Percentage (as Percentage of the estimated cost)	28.38 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,11,31,294/-
5	Cost Incurred on Additional /Extra Items as on July 15, 2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Raj L

RAAJESH K. LADHAD
Consulting Structural Engineer
NMMC Reg. No.: NMMC/TPO/S.E./04
BMC Reg. No.: STR/L/15



* 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 t1W 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.

Annexure A

List of Extra/Additional Items executed with Cost.

(which were not part of the original Estimate of Total Cost)

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 भारत सरकार
Government of India

 राजेश खटावजी लड्डा
Raajesh Khataavji Ladhav
जन्म तारीख / DOB : 15/09/1969
पुरुष / Male

3679 5007 2238

आधार - सामान्य माणसाचा अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: Address:
C/O, एमराल्ड बे, फ्लॅट नो. C/O, Emerald Bay, flat No. A 1401,
ए 1401, प्लॉट नो. 3/बी, Plot No. 3/b, Nerul, Near Petrol
नेरूल, पेट्रोल पंप जवळ, Pump, Sector-14, Nerul, Navi
सेक्टर-14, नेरूल, नवी मुंबई, Mumbai, Thane,
ठाणे, Maharashtra - 400706
महाराष्ट्र - 400706

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Issued for RERA to KESAR HOUSING & DEVELOPMENT CO.
(KESAR SCION Project at Pantnagar, Ghatkopar, Mumbai)

आयकर विभाग
INCOME TAX DEPARTMENT

 भारत सरकार
GOVT. OF INDIA

STRUCTURAL CONCEPT DESIGNS
PRIVATE LIMITED

13/04/2012
Permanent Account Number
AARCS5575L

13062012

Pay-L