



Date : July 17, 2017

Ref: 2017/SCDPL-1002/4254

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)

To,

TODAY PRACHAR REALTY,
605, Shelton Cubix, Plot-87,
Sector-15, CBD Belapur,
Navi Mumbai – 400614.

Subject: Certificate of Cost Incurred for Development of **GENESIS** for Construction of 1 (ONE) building with 1 (ONE) Wing (MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no . 4 demarcated by its boundaries (latitude and longitude of the end points) 18 58 15. 92N - 73 0 43.30E, 18 58 15.49N - 73 0 44.02E, 18 58 13.92N - 73 0 42.95E, 18 58 14.35N - 73 0 42.24E of Village-Ulwe, Taluka-Panvel, District-Raigad, PIN 400707 admeasuring 1547.610 sq.mts. area being developed by TODAY PRACHAR REALTY.

I, Shri. Raajesh K. Ladhada of STRUCTURAL CONCEPT DESIGNS PVT. LTD. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 (ONE) Building with 1 (ONE) Wing situated on the Plot no. 4 of Division village-Ulwe, taluka-Panvel, District-Raigad, PIN 400707 admeasuring 1547.610 sq.mts. area being developed by TODAY PRACHAR REALTY.

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

- (i) M/S. SOYUZ TALIB ARCHITECTS PVT. LTD. as L.S. / Architects;
- (ii) SHRI. RAAJESH K. LADHAD of M/S. STRUCTURAL CONCEPT DESIGNS PVT. LTD. as Structural Consultant
- (iii) M/s/Shri/Smt Not Applicable as MEP Consultant
- (iv) SHRI. SAURABH JAIN as Site Supervisor



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 Saurabh Jain, 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. 16,00,00,000/- (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 from CIDCO being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs.11,30,28,578/-. The amount of Estimated Cost Incurred is calculated on the base of amounts 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 planning Authority is estimated at Rs. 4,69,71,422/- (Total of Table A and Table 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:



Ray L

Building called **GENESIS**

(to be prepared separately for each Building / Wing of the Real Estate Project)

TABLE A

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building as on 04/07/2017 date of Registration is	Rs. <u>15,70,00,000/-</u>
2	Cost incurred as on 04/07/2017 (Based on the Estimated cost)	Rs. <u>11,20,28,578/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>71.35%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>4,49,71,422/-</u>
5	Cost Incurred on Additional / Extra Items as on 04/07/2017 not included in the Estimated Cost (Annexure A)	Nil

TABLE B

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the Layout as on 04/07/2017 date of Registration is	Rs. <u>30,00,000/-</u>
2	Cost incurred as on 04/07/2017 (Based on the Estimated cost)	Rs. <u>10,00,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>33.33%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>20,00,000/-</u>
5	Cost Incurred on Additional / Extra Items as on 04/07/2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully


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)

