

Vilas Agharkar
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AGHARKAR CONSULTANTS

CIVIL ENGINEERING CONSULTANTS

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: July 24, 2017

To

M/s. ANIRUDDHA BUILDERS & DEVELOPERS.
A-409/410, Groma House, Plot no-14C, Sector-19,
APMC Market, Vahi, Navi Mumbai- 400073.

Subject: Certificate of Cost Incurred for Development of Construction of building (MaharERA Registration Number) situated on the Plot no 69 & 70 demarcated by its boundaries (latitude and longitude of the end points) 73°00'45.20"E 19°00'45.71"N to the N-W, 73°00'46.35"E 19°00'44.71"N to the N-E, 73°00'46.86"E 19°00'47.34"N to the S-E, 73° 00'47.91"N 19°00'46.44"N to the S-W of Sector -44A, village Nerul, Taluka & District Thane, PIN 400706 admeasuring 2953.52 sq.mts. area being developed by M/s. Aniruddha Builders & Developers.

Ref: MaharERA Registration Number _____

Sir,

I, Shri Vilas Agharkar, of M/s Agharkar Consultants, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MaharERA, being Building of the Phase situated on the Final Plot no 69 & 70 of Sector 44A, village Nerul, Taluka & District Thane, PIN 400706 admeasuring 2953.52 sq.mts. area being developed by M/s Aniruddha Builders & Developers

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

- (i) Shri Hemant Dhavale of M/s Triarch Design Studio as L.S. / Architect;
- (ii) Shri Vilas Agharkar of M/s Agharkar Consulting Engineers Pvt Ltd. as Structural Consultant
- (iii) M/s /Shri / Smt _____ NIL _____ as MEP Consultant
- (iv) Shri Vilas Agharkar of M/s Agharkar Consultants 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 Mr. Vilas Agharkar, 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. 16,40,00,000/- (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 NMMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. 13,24,08,321/- (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 NMMC (planning Authority) is estimated at Rs. 3,15,91,679/- (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 (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 01/07/2017 date of Registration is	Rs. 14,92,40,000/-
2	Cost incurred as on 01/07/2017 (based on the Estimated cost)	Rs. 11,91,24,321/-
3	Work done in Percentage (as Percentage of the estimated cost)	79.8 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,15,91,679/-
5	Cost Incurred on Additional /Extra Items as on 01/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

TABLE B

(To be prepared for entire registered phase of the Real Estate Project, but this is stand alone G+13 tower)

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 is	Rs. 1,47,60,000/-
2	Cost incurred as on 28/07/2017 date (based on the Estimated cost)	Rs. 1,32,84,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	90.0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.14,76,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	----NA----

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Yours faithfully

FOR AGHARKAR CONSULTANTS

Er. Vilas Agharkar



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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.

Annexure A

List of Extra / Additional Items executed with Cost

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