

Date:- 27/07/2017

FORM-2
ENGINEER'S CERTIFICATE

To

M/s. Vinayak Builders & Developers,
Vilas Dalal (Partner)
Badlapur.

Ref. C.C. No. :- KbmC/Nrv/Bp/329/2016-17 Dated 12/01/2017

Subject: Certificate of Cost Incurred for Development of Divine Path for Construction of **Vinayak Kundilkar Arcade** building - **One** of the **Wing - A** (Maha RERA Registration Number) situated on the Plot bearing **Survey no. 83, H. No. 1(PT), demarcated by its boundaries (latitude and longitude of the end points) to the North – Sairam Society, S. No. 83, H. No.2 & 3, to the South, Existing Building - Wing - B to the East, Railway Boundary to the West Within the limit of Kulgaon Badlapur Municipal Council of Division at village - Kulgaon, Taluka - Ambarnath District Thane PIN 421503** admeasuring **1648 sq.mts.** area being developed by **M/s. Vinayak Builders & Developers,**

Ref: Maha RERA Registration Number _____

Sir,

I **ATUL KUDTARKAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being **One** of the Wing A (Maha RERA Registration Number) situated on the Plot bearing **Survey no. 83, H. No. 1(PT), demarcated by its boundaries (latitude and longitude of the end points) to the North – Sairam Society, S. No. 83, H. No.2 & 3, to the South, Existing Building - Wing - B to the East, Railway Boundary to the West, Within the limit of Kulgaon Badlapur Municipal Council of Division at village - Kulgaon, Taluka - Ambarnath District Thane PIN 421503** admeasuring **1648 sq.mts.** area being developed by **M/s. Vinayak Builders & Developers,**



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

- (i) **M/s Urban VastuDesigner** - as L.S.- CA/91/13848 Architect ;
- (ii) **M/s Atul Kudtarkar & Associates** as Structural Consultant
- (iii) **M/s. _____** - _____ as MEP Consultant (Electrical) Not Appointed by Client.
- (iv) **Shri Mangesh Hindurao** 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 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 **Shri Mangesh Hindurao** 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.3,61,12,500/-** (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 **Kulgaon Badlapur 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.21,66,750/-** 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 **Kulgaon Badlapur Municipal Council**. is estimated at **Rs.3,39,45,750/-** (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 :



TABLE A**I. Building/ Wing A (Ground + 3 Upper Floors)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27/07/2017 date of Registration is	Rs.3,37,05,000/-
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs.3,37,05,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.00/-
5	Cost Incurred on Additional /Extra Items as on 27/07/2017 not included in the Estimated Cost (Annexure A)	—

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 27/07/2017 date of Registration is	Rs.24,07,500/-
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs.21,66,750/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,40,750/-
5	Cost Incurred on Additional /Extra Items as on _27/07/2017 not included in the Estimated Cost (Annexure A)	0/-

Yours Faithfully


ATUL KUDTARKAR
STR/K/144

