

Dipak Shah B.E. (Civil)

ENGINEERS & R.C.C. DESIGNER

E/103 Shantidham, Opp. Atul Tower,
Mathuradas Ext. Road,
Kandivali (West) Mumbai-400067
Tel.: 28068137 Mob.: 9821252422

FORM-2 [See Regulation 3] **ENGINEER'S CERTIFICATE**

Date : 30.07.2017

To,
Shri Vijay Chhotalal Kamdar
Plot No.100/1/2, 10 Square,
Jiva Mahale Road,
Andheri (East),
Mumbai – 400069

Subject: Certificate of Cost Incurred for Development of Project 10 Square for Construction of 1 No. of building of the 1st Phase (MahaRERA Registration Number) situated on the Plot bearing CTS No.100/1/2 demarcated by its boundaries (latitude and longitude of the end points) 19 6 43.575N – 72 51 12.679E to the North 19 6 42.311N – 72 51 12.221E to the South 19 6 42.452N – 72 51 13.296E to the East 19 6 43.590N – 72 51 11.900E to the West of Division Mumbai Village Vile Parle East Taluka Andheri District Mumbai PIN 400069 admeasuring 890.81 sq.mts. area being developed by Shri Vijay Chhotalal Kamdar.

Ref : MahaRERA Registration Number _____

Sir,

I Mr. Deepak Shah B.E. (Civil) Engineer have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 No. of Building of the 1st Phase situated on the plot bearing CTS No.100/1/2 of Division Mumbai Village Vile Parle East Taluka Andheri District Mumbai PIN 400069 admeasuring 890.81 sq.mts. area being developed by Shri Vijay Chhotalal Kamdar.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s. S.P. Associates as L.S. / Architect;
 - (ii) M/s. N.S. Lele & Associates as Structural Consultant
 - (iii) M/s. LEAD Consultancy and Engineering Services (India) PVT. Ltd. as MEP Consultant
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 us 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. **39,93,88,150/-** (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 M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at Rs. **24,08,21,933/-** (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 **M.C.G.M.** (planning Authority) is estimated at Rs. **15,85,66,217/-** (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
Building at Andheri East called as "10Square"

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building/wing as on 28/07/2017 is	Rs. 35,94,49,335/-
2.	Cost incurred as on 31/03/2017 (based on the Estimated cost)	Rs. 24,08,21,933/-
3.	Work done in Percentage (as Percentage of the estimated cost)	66.99%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,86,27,402/-
5.	Cost Incurred on Additional /Extra Items as on 28/07/2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No. (1)	Particulars (2)	Amounts (3)
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. 3,99,38,815/-
2.	Cost incurred as on 28/07/2017 (based on the Estimated cost).	Nil
3.	Work done in Percentage (as Percentage of the estimated cost).	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,99,38,815/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	Nil

Yours Faithfully,



Deepak Chandrakant Shah
Engineer
(Licence No. S/117/SS-I)