



FORM-2
[see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 19.07.2017

To,

Mr. Mahendra Bhaskar Mhatre,
Proprietor of M/s Vastu Kala Developers,
Jaiguru, Pandurangwadi, Lane No. 2,
Goregaon (East), Mumbai – 400 063.

Subject: Certificate of Cost Incurred for Proposed Redevelopment Project of Niwara Co. Op. Housing Society for Construction of One building consisted of A & B Wings (MahaRERA Registration Number)situated on the Plot bearing CTS No. 155A of Village Pahadi Goregaon East, Final Plot no R/6 demarcated by its boundaries, Plot No. 67,68,69 to the North, Plot No. R/05 to the South, Property known as 'Gogatewadi' to the East & 6.10m wide road to the West of village Pahadi Goregaon East, Pandurangwadi Lane No.1, Taluka Borivali, District Mumbai Suburban, PIN 400 063, admeasuring 984.30 sq.mts. area being developed by Mr. Mahendra Bhaskar Mhatre, Proprietor of M/s Vastu Kala Developers.

Sir,

Ref: MahaRERA Registration Number _____

Sir, We M/s Kavaiya & Associates have undertaken assignment of certifying Estimated Cost for the Subject Redevelopment Project of Niwara Co. Op. Society Limited proposed to be registered under MahaRERA, being One Building consisted of A&B Wings of the Redevelopment Project situated on the plot bearing CTS No. 155A of Village Pahadi Goregaon East, Final Plot no R/6 of village Pahadi Goregaon East, Taluka Borivali, District Mumbai Suburban, PIN 400063, admeasuring 984.30 sq.mts. area being developed by developed by Mr. Mahendra Bhaskar Mhatre, Proprietor of M/s Vastu Kala Developers.



1. Following technical professionals are appointed by Promoter:-

- (i) M/s Kavaiya & Associates as L.S. / Architect;
- (ii) M/s Epicons Consultant Pvt. Ltd. as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant
- (iv) M/s /Shri / Smt _____ 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 _____ 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. 8,39,50,000/-. 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 the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,92,89,267/-. 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 M.C.G.M. (planning Authority) is estimated at Rs.6.46,60,733/-

Kavaiya and Associates



KAVAIYA AND ASSOCIATES
ARCHITECTS • CONSULTING ENGINEERS • PROJECT MANAGEMENT CONSULTANTS

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 : Niwara Co-Op. Society Limited.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 19.07.2017 date of Registration is	Rs. 8,39,50,000/-
2	Cost incurred as on 19.07.2017 (based on the Estimated cost)	Rs. 1,92,89,267/-
3	Work done in Percentage (as Percentage of the estimated cost)	22.98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,46,60,733/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully

For KAVAIYA AND ASSOCIATES

(KAVAIYA B.P.)
LIC. Surveyor K-182A
of M.C.G.M.