

SANJAY, G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399
• CELL : 98200 56799 • E-MAIL : rcipnis@gmail.com

FORM-2

ENGINEER'S CERTIFICATE

Date: 09/07/2017

To

Mr. Rajan C. Tipnis (HUF)
Mr. Sanjay K. Ayare (HUF)
8, Yogeshwari Kripa (Velani Bhavan),
S.L. Road,
Mulund (W), Mumbai 400 080.

Subject : Certificate of cost Incurred for development of Shree Ganesh Rachana for Construction of single building of the single Phase [MahaRERA Registration Number New] situated on the Plot bearing CTS No. 597/A & 597/B, demarcated by its boundaries (latitude and longitude of the end points) 19°10'12.35"N , 72°57'36.84"E to the North 19°10'11.82"N, 72°57'36.05"E to the South , 19°10'11.62"N 72°57'36.27"E to the East, 19°10'12.54"N, 72°57'36.57"E to the West of Division Konkan, village Mulund (E), Taluka - Kurla District Mumbai PIN 400 081 admeasuring 644.70 sq.mts. area being developed by Rajan C. Tipnis (HUF) and Sanjay K. Ayare (HUF).

Ref: MahaRERA Registration Number New

Sir,

I R. C. Tipnis have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being single building situated on the plot bearing CTS No. 597/A & 597/B, village Mulund , Taluka Kurla, District Mumbai. PIN 400 081 admeasuring 644.70 sq.mts. area being developed by Mr. Rajan C. Tipnis (HUF) and Mr. Sanjay K. Ayare (HUF)

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

- (i) Shri. S. K. Ayare as Architect;
- (ii) Shri . R.C. Tipnis as Structural Consultant
- (iii) Shri . Abhay Deshmukh as MEP Consultant
- (i) Shri. Nitin Vaidya 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. My 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. Nitin Vaidya 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 me

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 5,28,83,926** (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 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. **2,01,08,226/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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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. **3,27,75,000/-** (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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 9/07/2017 date of Registration is	Rs. 4,83,83,226/-
2	Cost incurred as on 9/7/2017 (based on the Estimated cost)	Rs. 2,01,08,226 /-
3	Work done in Percentage (as Percentage of the estimated cost)	41.56 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,82,75,000/-
5	Cost Incurred on Additional /Extra Items as on 9/7/2017 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

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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 9/07/2017 date of Registration is	Rs. 45,00,000/-
2	Cost incurred as on 9/7/2017 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost.)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,00,000/-
5	Cost Incurred on Additional /Extra Items as on 9/7/2017 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully

M. Tipnis

R.C. Tipnis
Structural Engineer
M.C.G.M. Licence No. STR/ 13

Annexure A

List of Extra / Additional Items executed with Cost

NIL