



Date : August 2, 2017

Ref: 2017/SCDPL-1108/4345

FORM-2

ENGINEER'S CERTIFICATE

To,
M/S. V. R. REALITIES
Shiv Centre 123, Sector 17,
Vashi, Navi Mumbai.

Subject : Certificate of Cost Incurred for Development of **"SHANTI PARK"** for Construction of 1 (ONE) building with 1 (ONE) Wing situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. **808, 808/1-808/4**, demarcated by its boundaries (latitude and longitude of the end points) Gully to the North - Gully to the South - Gully to the East - Gully to the West of Division M. G. Road, Near Tapal Naka, Taluka - Panvel, District - Raigad, PIN - 410206, admeasuring 202. 03 sq.mts. area being developed by **M/S. V. R. REALITIES**.

I, **Shri. Raajesh K. Ladhadd** of **STRUCTURAL CONCEPT DESIGNS PVT. LTD.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 (ONE) Building with 1 (ONE) Wing situated on the Plot no. **808, 808/1-808/4**, of Division M. G. Road, Near Tapal Naka, Taluka - Panvel, District - Raigad, PIN - 410206, admeasuring 202. 03 sq.mts. area being developed by **M/S. V. R. REALITIES**.



Building called : "SHANTI PARK"

TABLE A

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building as on August 2, 2017 date of registration is	Rs. 1,93,22,000/-
2	Cost incurred as on August 2, 2017 (Based on the Estimated cost)	Rs. 20,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,73,22,000/-
5	Cost Incurred on Additional / Extra Items as on August 2, 2017 not included in the Estimated Cost (Annexure A)	Not Applicable

TABLE B

Sr. No.	Particulars	Amount
1	Total Estimated cost of the internal and External Development works including amenities and Facilities in the Layout as on August 2, 2017 date of registration is 02.22.2011	Rs. 3,00,000/-
2	Cost incurred as on August 2, 2017 (Based on the Estimated cost)	Rs. 30,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,70,000/-
5	Cost Incurred on Additional / Extra Items as on August 2, 2017 not included in the Estimated Cost (Annexure A)	Not Applicable

Yours Faithfully

Rajesh
RAAJESH K. LADHAD
Consulting Structural Engineer
NMMC Reg. No.: NMMC/TPO/S.E./04
BMC Reg. No.: STR/L/15



Building called : "SHANTI PARK"

TABLE A

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building as on August 2, 2017 date of registration is	Rs. 1,93,22,000/-
2	Cost incurred as on August 2, 2017 (Based on the Estimated cost)	Rs. 20,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,73,22,000/-
5	Cost Incurred on Additional / Extra Items as on August 2, 2017 not included in the Estimated Cost (Annexure A)	Not Applicable

TABLE B

Sr. No.	Particulars	Amount
1	Total Estimated cost of the internal and External Development works including amenities and Facilities in the Layout as on August 2, 2017 date of registration is 02.22.2011	Rs. 3,00,000/-
2	Cost incurred as on August 2, 2017 (Based on the Estimated cost)	Rs. 30,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,70,000/-
5	Cost Incurred on Additional / Extra Items as on August 2, 2017 not included in the Estimated Cost (Annexure A)	Not Applicable

Yours Faithfully


RAAJESH K. LADHAD
Consulting Structural Engineer
NMMC Reg. No.: NMMC/TPO/S.E./04
BMC Reg. No.: STR/L/15



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

- (i) Shri. Abrar S. Khan as L.S. / Architects;
- (ii) Shri. Raajesh K. Ladhav of M/S. STRUCTURAL CONCEPT DESIGNS PVT. LTD. as Structural Consultant
- (iii) M/s/Shri/Smt Not Applicable as MEP Consultant
- (iv) Shri. Mehul & Milan as Site Supervisor

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 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 is **Rs. 1,96,22,000/-** (Total of Table A and Table 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 **PANVEL MUNICIPAL CORPORATION** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at **Rs. 20,30,000/-** (Total of Table A and Table B). The amount of Estimated Cost Incurred is calculated on the base of amounts 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 **PANVEL MUNICIPAL CORPORATION** Planning Authority is estimated at **Rs. 1,75,92,000/-** (Total of Table A and Table 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:



*** 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 t1W 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

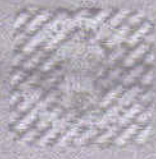
List of Extra/Additional Items executed with Cost.

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



 भारत सरकार Government of India	
	राजेश खटावजी लड्डडे Raajesh Khatavji Ladhade जन्म तारीख / DOB : 15/09/1969 पुरुष / Male
3679 5007 2238	
आधार - सामान्य माणसाचा अधिकार	
 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA	
पत्ता: C/O, एमरालड बे, फ्लॅट नो. ए 1401, प्लॉट नो. 3/बी, नेरूल, पेट्रोल पंप जवळ, सेक्टर-14, नेरूल, नवी मुंबई, ठाणे, महाराष्ट्र - 400706	Address: C/O., Emerald Bay, flat No. A 1401, Plot No. 3/b, Nerul, Near Petrol Pump, Sector-14, Nerul, Navi Mumbai, Thane, Maharashtra - 400706
3679 5007 2238	

Issued for RERA to V. R. REALITIES
(Plot no. 808, 808/1-808/4, Panvel)

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
STRUCTURAL CONCEPT DESIGNS PRIVATE LIMITED		
13/04/2012 Permanent Account Number AARCS5575L		
		
13062012		

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