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9, Nutan Co-op. Housing Soc.,Behind Times Of India Bldg.,Near Dr. Godbole's Hospital,
M.G. Road,Naupada, Thane - 400 602.Email:ranadeandassociates@gmail.com

FORM-2

ENGINEER'S CERTIFICATE

Date: 25.07.2017

To
M/s. Neptune Developers Ltd.,
4th Floor, Neptune Magnet Mall,
LBS Road, Near Mangatram Petrol Pump,
Bhandup West,
Mumbai - 400078

Subject: Certificate of Percentage of Completion of Construction Work of Project Neptune Swarajya, Sector 2 for Construction of 1 building known as B6 situated on the Plot bearing S. No. 1, H. No. 3, S. No. 2, H. No. 3, 4, 5 & 6, S. No. 3, H. No. 1 , 2 & 3, S. No. 4, H. No. 1 to 5, 6/2, 7 to 10, 12 & 14, S. No. 5, H. No. 1 & 2, S. No. 74, H. No. 8 to 13, 15, S. No. 75, S. No. 76, H. No. 3 to 5, 8 to 12, 14, 24, 26, 27, 28(Part) of Village Ambivali at Ambivali (West), Kalyan – 421102 demarcated by its boundaries 19d – 16' – 44.6" Latitude 73d – 11' – 12" Longitude to the North 19d – 16' – 40.9" Latitude 73d – 11' – 15.5" Longitude to the South 19d – 16' – 53.1" Latitude 73d – 11' – 19.2" Longitude to the East 19d – 16' – 39.1" Latitude 73d – 11' – 0.35" Longitude to the West of Division Eastern village Ambivali Taluka Kalyan District Thane PIN 421102 admeasuring 1,04,320.00 sq.mts. area being developed by Neptune Developers Ltd.

Sir,

I, Sanjay S Ranade, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 building situated on the Plot bearing S. No. 1, H. No. 3, S. No. 2, H. No. 3, 4, 5 & 6, S. No. 3, H. No. 1 , 2 & 3, S. No. 4, H. No. 1 to 5, 6/2, 7 to 10, 12 & 14, S. No. 5, H. No. 1 & 2, S. No. 74, H. No. 8 to 13, 15, S. No. 75, S. No. 76, H. No. 3 to 5, 8 to 12, 14, 24, 26, 27, 28(Part) of Village Ambivali at Ambivali (West),

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Kalyan – 421102 demarcated by its boundaries 19d – 16' – 44.6" Latitude 73d – 11' – 12" Longitude to the North 19d – 16' – 40.9" Latitude 73d – 11' – 15.5" Longitude to the South 19d – 16' – 53.1" Latitude 73d – 11' – 19.2" Longitude to the East 19d – 16' – 39.1" Latitude 73d – 11' – 0.35" Longitude to the West of Division Eastern village Ambivali Taluka Kalyan District Thane PIN 421102 admeasuring 1,04,320.00 sq.mts. area being developed by Neptune Developers Ltd and the plinth area of the project is 206.41 sq. mts.

Following technical professionals are appointed by Owner / Promoter:-

1) M/s Vitan Consultant as Architect.
2) M/s S V Patel & Associates as Structural Consultant.
3) M/s Econ Pollution Control as MEP Consultant (Plumbing).
4) M/s Entask Consultancy Services Pvt. Ltd. as MEP Consultant (Electrical).
5) Mr. Rajendra Patil as Quantity Surveyor.

- 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 Mr. Rajendra Patil 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.

- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 3,18,20,429.69/- (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

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completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Kalyan Dombivali Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

- The Estimated Cost Incurred till date is calculated at Rs. 1,65,02,328.75/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

- 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 Kalyan Dombivali Municipal Corporation (planning Authority) is estimated at Rs 1,53,00,225.94/- (Total of Table A and B).

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

Project Neptune Swarajya, Sector 2 – B6.

Sr No.	Particulars	Amount
1.	Total Estimated cost of the building as on date of Registration is	3,18,20,429.69/-
2.	Cost incurred as on date of Registration is (based on the Estimated cost)	1,65,02,328.75/-
3.	Work done in Percentage (as Percentage of the estimated cost)	51.86%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	1,53,00,225.94/-
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Nil

S. S. RANADE, B. CHE.E., M.E. (Civil), M.I.V. (I.E.I.)
Chartered Engineer (I)
CCIT/FH/CAT II/A/2001/15
Surveyor & Loss Assessor (Valuer)
L.R. SL 400323/071-12/Exp 22/07/2017

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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 _____ date of Registration is	NIL
2.	Cost incurred as on _____ (based on the Estimated cost)	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	NIL
4.	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Signature :
Name in block letters : MR. SANJAY S RANADE
Designation : Partner – Ranade and Associates,
Flat No. 9, Nutan CHSL,
M G Road, Naupada, Thane – 400602
Date : 25th July 2017
Place : Thane – 400602, Maharashtra
Name and address of the institution under which chartered. : "The Institution of Engineers (India)"
: 8, Gokhale Road, Kolkotta – 700020
Reg. No. : M.I.E. (M/120858 / 0).
Date of Corporate Membership : 18th May 1998

S. S. RANADE, B. CHEM., B.E. M.I.V. (R.E.) (I)
Chartered Engineer (I)
CERTIFICATE 4/2/2014-15
Surveyor & Loss Assessor Valuer
L.R. SL 4/87/2011-12/Exp 22/07/2017