**ABHIJIT.V.PHATARPEKAR**
(B.E. CIVIL), CHARTERED ENGINEER.

201, KALPANA APARTMENT, GODAVARI MHATRE ROAD ,DAHISAR (WEST), MUMBAI 400068 .
TEL 9321897974 MAIL: phabhi14@gmail.com

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**FORM – 2 [see Regulation 3]**
**ENGINEER'S CERTIFICATE**

Date : 31-July-17

To
M/s MERINO SHELTERS PVT LTD.
101MAN HOUSE, S.V.ROAD
OPP.PAWANHANS, VILE PARLE (WEST),
MUMBAI 400056

Subject: Certificate of Cost Incurred for Development Of MAN RESIDENCES -1 of the MAN RESIDENCES -1 building situated on the plot bearing Survey no. / Final Plot no. D-223 (A) , (C) & (D) demarcated by its boundaries MIDC service road to the North Reserved forest area to the South various sub plots of 222 to the East Dosti plot no. D-224 to the West of Division MIDC MAHAPE , NERUL MIDC ROAD, NAVI MUMBAI PIN 400706 admeasuring 23089 sq. mts. Area being developed by MERINO SHELTERS PVT LTD.

Ref : RERA Registration Number_____

Sir,
I **Mr. Abhijit V. Phatarpekar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered under RERA, MAN RESIDENCES -1 of the MAN RESIDENCES -1 building situated on the plot bearing Survey no. / Final Plot no. _D-223 (A), (C) & (D) demarcated by its boundaries MIDC service road to the North Reserved forest area to the South various sub plots of 222 to the East Dosti plot no. D-224 to the West of Division MIDC MAHAPE , NERUL MIDC ROAD, NAVI MUMBAI PIN 400706 admeasuring 23089 sq. mts. Area being developed by MERINO SHELTERS PVT LTD.

Following technical professionals are appointed by owner / Promoter: -

(i) M/S POSITRON as Liaison Architect
(ii) M/s H.M.RAJE as Structural Consultants
(iii) Seth Techno as MEP Consultant
(iv) M/S CHANDRASHEKHAR ARCHITECTS as Design Architect
**(v)** Devidas Auti Consultancy as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil MEP and Allied Work, 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

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the Schedule of items and quantity for the entire work as calculated by Devidas Auti Consultancy quantity Surveyor* appointed by Developer / Engineer, and the assumption of the cost 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.79.83 cr. 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 MIDC Navi Mumbai being the planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.42.38 cr. 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 MIDC Navi Mumbai is estimated at Rs.37.45 cr.

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/ Wing bearing Number Man residences - I or called Man residences - I**

| Sr. No | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the building/wing as on 8-8- 2017 date of Registration is | Rs. 79.83 cr |
| 2 | Cost incurred as on 8-8- 2017 (based on the Estimated cost) | Rs.42.38 cr |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 53.10% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs.37.45 cr |
| 5 | Cost Incurred on Additional/Extra Items as on 8-8- 2017 not included in the Estimated Cost (Annexure A) | NA. |

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

| Sr. No | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 8-8- 2017 as on 8-8- 2017 date of Registration is | Rs.7.5 cr |
| 2 | Cost incurred as on8-8- 2017 (based on the Estimated cost) | Rs.=0.75 cr |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 10% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs.6.75 cr |
| 5 | Cost Incurred on Additional/Extra Items as on 8-8- 2017 not included in the Estimated Cost (Annexure A) | NA. |

Thanking You

A.V.Phatarpekar

Abhijit. V. Phatarpekar
Chartered Engineer
M-144506-5