D. K. PATEL'S

Tech-Line
CONSULTING ENGINEERS

A-16, 'Sindhutirth', Opp. Bharat Sahakari Bank,Makhmali Talao, L.B.S.Road, Thane (W),
Tel.: 2540 7805, 2540 5082 E-mail : techlineconsultants@gmail.com

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Lt No. 40-07/2017
Date : 29.07.2017

To
Ram developers,
Pushpanjali Residency,
Ghodbunder Road, Owale,
Thane.

Subject: Certificate of Cost Incurred for Development of **"PUSHPANJALI RESIDENCY"** for Construction work of **49 Nos of bunglows, 4 Nos. of buildings, club house, podium and commercial premises /** ~~___ of the _____ Phase (MahaRERA Registration Number)~~ situated on land bearing **S. No. old (64/2) new (99/2), old (64/4B) new (99/4B), old (63/3)new (101/3), old (67/1) new (97/1), old (66/1) new (58/1), old (131/1P) new (98/1A), old (131/1P) new (98/1B), old (64/6) new (99/6), old (65/1-A) new (59/1A), old (64/4A) new (99/4A), old (65/2) new (59/2), old (67/3/3) new (97/3/3), old (64/3) new (99/3) & old (66/5A) new (58/5A)** demarcated by its boundaries (latitude and longitude of the end points) **19°16'21.9"N** to the North **19°16'15.9"E** to the South **72°57'30.5"N** to the East **72°57'40.1"E** to the West tof Division **KOKAN, Village Owale, Taluka - Thane, District - Thane, PIN – 400615,** admeasuring **55762 sq.mts.** area being developed by **Ram Developers.**

Ref: MahaRERA Registration Number **NOT AVAILABLE**

Sir,
I, **Mr. D. K. Patel Proprietor of M/s. Techline Consulting Engineers** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **49 Nos of bunglows, 4 Nos. of buildings, club house, podium and commercial** project **"PUSHPANJALI RESIDENCY"** ~~Building/ ___ of the _____ Phase~~ situated on land bearing **S. No. old (64/2) new (99/2), old (64/4B) new (99/4B), old (63/3)new (101/3), old (67/1) new (97/1), old (66/1) new (58/1), old (131/1P) new (98/1A), old (131/1P) new (98/1B), old (64/6) new (99/6), old (65/1-A) new (59/1A), old (64/4A) new (99/4A), old (65/2) new (59/2), old (67/3/3) new (97/3/3), old (64/3) new (99/3) & old (66/5A) new (58/5A)** of **Division KOKAN, Village Owale, Taluka - Thane, District - Thane, PIN – 400615,** admeasuring **55762** sq.mts. area being developed by **Ram Developers.**

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

(i) **Ar. Yogesh N. Kelkar & Associates** as L.S. / Architect.

(ii) **Associated Consultant** as Structural Consultant.

(iii) **Enviro-con** as MEP Consultant.

(iv) **In House Staff of Developers** 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 **Bunglows & Buildings** 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 **In House Staff of Developers** Qu antity 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 **Bunglows & Buildings** of the aforesaid project under reference as **Rs. 1,40,94,45,596/-** (Total of Table A & 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 **Bunglows & Buildings** from the **Thane 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. 21,85,65,892/-** (Total of Table A & B). 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 **Bunglows & Buildings** of the subject project to obtain Occupation Certificate ~~/Completion Certificate~~ from **Thane Municipal Corporation** (planning Authority) is estimated at **Rs. 1,19,08,79,704/-** (Total of Table A & 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:

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TABLE A

Bunglow A1- 1 & 2 of "PUSHPANJALI RESIDENCY"

(to be prepared separately for each Bunglows of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 21,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 21,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE A

Bunglow A1- 3 & 4 of "PUSHPANJALI RESIDENCY"

(to be prepared separately for each Bunglow of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 21,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 21,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE A

Bunglow A1- 5 & 6 of "PUSHPANJALI RESIDENCY"

(to be prepared separately for each Bunglows of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 21,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 21,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

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TABLE A

Bunglow A1- 7 & 8 of "PUSHPANJALI RESIDENCY"

(to be prepared separately for each Bunglows of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 21,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 21,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE A

Bunglow A1- 9 & 10 of "PUSHPANJALI RESIDENCY"

(to be prepared separately for each Bunglows of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 21,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 21,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE A

Bunglow A1- 11 & 12 of "PUSHPANJALI RESIDENCY"

(to be prepared separately for each Bunglows of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 21,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 21,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

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