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AARNA STRUCTURAL CONSULTANTS
CONSULTING CIVIL & STRUCTURAL ENGINEERS
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Ref: 77-06/R-4/369/2020
Date: 05/02/2020

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

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated account – Project wise)

To,
M/s SHREE KRUPA ENTERPRISES,
Opp. Ganesh Mandir, Gauripada Road,
Kalyan (W) 421301.

Subject: Certificate of Cost Incurred for Development of
[TULSHI SAMARTH], Building – 1 & Building – 2 ,
for Construction (MahaRERA Registration Number) situated on the Plot bearing
S.No. 47, H. No.3
demarcated by its boundaries at

Corner No	Latitude	Latitude	Description
North			S.No.47, H.No.2
South			S.No.49
East			S.No. 50
West			15.00 M Wide D.P. Road

Division **Kokan** Village: **Gauripada**, Taluka: **Kalyan**, District: **Thane**, Pin – **421301**, being developed by **M/s SHREE KRUPA ENTERPRISES**. The **Building 1, Building 2** is being developed on part of land (**1898.00 Sq. M** as per Agreement) out of total land admeasuring about **8575.00 Sq. M.**

Ref: MahaRERA Registration Number **P51700009805**

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Sir,

I **J. N. Chaudhari** has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being situated on the plot bearing

[TULSHI SAMARTH], Building – 1 & Building – 2 , S.No. 47, H. No.3
Division Kokan Village: Gauripada, Taluka: Kalyan, District: Thane, Pin – 421301, being developed by M/s SHREE KRUPA ENTERPRISES. The Building 1, Building 2 is being developed on part of land (1898.00 Sq. M as per Agreement) out of total land admeasuring about 8575.00 Sq. M.

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

(1) Shri. **Shobhana Deshpande, Creation** as L.S. / Architect.
(2) **Shri A. R. Khasnis** as Structural Consultant
(3) M/s / Shri / Smt -- as MEP consultant
(4) M/s Shri / Smt -- 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(S) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under references by the entire work as calculated by _____-_____ quantity Surveyor* appointed by Developer/ Engineer, and the assumption of the cost of material , labor 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 **Rs105,686,295.00** (Total of Table A and B). The estimated Total Cost of project 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 t **KDMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date is calculated a **Rs83,850,907.00** (Total of Table A and 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 Building(S) of the subject project to obtain Occupation Certificate / Completion Certificate from **KDMC** (Planning Authority) is estimated at **Rs21,835,388.00** (Total of Table A and B).

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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 bearing Number **Building - No 1 (G+7)**

(to be prepared separately for each Building / wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building / wing as On **29/07/2017** date of Registration is	**Rs51,032,000.00**
2	Cost incurred as on **05/02/2020** based on the Estimated Cost	**Rs48,480,400.00**
3	Work done in percentage (as percentage of the estimated cost)	**95.00%**
4	Balance Cost to be Incurred (Based on estimated Cost)	**Rs2,551,600.00**
5	Cost Incurred on additional / Extra items As on **05/02/2020** not included in The estimated Cost (Annexure A)	**Rs0.00**

TABLE A

Building bearing Number **Building - No 2 (G+7)**

(to be prepared separately for each Building / wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building / wing as On **29/07/2017** date of Registration is	**Rs53,622,400.00**
2	Cost incurred as on **05/02/2020** based on the Estimated Cost	**Rs34,854,560.00**
3	Work done in percentage (as percentage of the estimated cost)	**65.00%**
4	Balance Cost to be Incurred (Based on estimated Cost)	**Rs18,767,840.00**
5	Cost Incurred on additional / Extra items As on **05/02/2020** not included in The estimated Cost (Annexure A)	**Rs0.00**

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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 **29/07/2017** Date of Registration is	**Rs1,031,895.00**
2	Cost incurred as on **05/02/2020** based on the Estimated Cost	**Rs515,947.00**
3	Work done in percentage (as percentage of the estimated cost)	**50.00%**
4	Balance Cost to be Incurred (Based on estimated Cost)	**Rs515,948.00**
5	Cost Incurred on additional / Extra items As on **05/02/2020** not included in The estimated Cost (Annexure A)	**Rs0.00**

Yours faithfully

For, **ASCON**

Aarna Structural Consultants

(J.N.Chaudhari)

Director

Chartered Structural Engineer

IEI Regd. No. AM-150767-5

Lic. No.**BMC/STR/C/61**

Lic. No.**KDMC/STR/SE/515**

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*Note

1 The scope of work is to complete entire Real Estate Project as per drawings approved from time to 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 the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case 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 n 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)