AjayMahale
Consulting Engineer

203, Irani Bldg., Sant Dnyaneshwar Marg,
Behind TMC, Panchpakhadi, Thane (W) - 400 602.
Tel. : 022-2543 5628 Telefax : 022-2539 8544
Mob : 98206 18575 Email : dss_consultants@yahoo.co.in

FORM 2

ENGINEER'S CERTIFICATE

Date: 19/07/2017

To,
M/s Charms Pride,
1102, Dev Corpora,
opp. Cadbury junction,
Eastern express highway,
Khopat, Thane (W)-400601.

Subject: Certificate of Cost Incurred for Development of construction 2 No. of Wings B1-B2 and B3-B4 of the project situated on all that pieces and parcels of lands bearing: (i) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,200 sq. mts., (ii) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,800 sq. mts., (iii) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts. and (iv) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts., thus in aggregate admeasuring 17,400 sq. mts., situated at Village Asangaon, Taluka Shahapur, District Thane, Registration District and Sub-District Shahapur and within the limits of Asangaon Village Gram Panchayat demarcated by its boundaries

Corner No	Latitude	Longitude	Description
North	19°26'22.1" N	73°18'42.2" E	S No. 120/4
South	19°26'19.6" N	73°18'41.7" E	S No. 118/5
West	19°26'20.4" N	73°18'39.0" E	S No. 119&118/1
East	19°26'19.9" N	73°18'44.9" E	S No. 118/4

Sir,

1. I/We Ajay Mahale, 203, Irani Building, Sant Dhyaneshwar Marg, Behind TMC, Panchpakhadi, Thane west have undertaken assignment of certifying Estimated Cost for the 2 No. of Wings B1-B2, B3-B4 of the project CHARMS MEADOWS PHASE I situated on all that pieces and parcels of lands bearing: (i) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,200 sq. mts., (ii) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,800 sq. mts., (iii) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts. and (iv) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts., thus in aggregate admeasuring 17,400 sq. mts., situated at Village Asangaon, Taluka Shahapur, District Thane,

AJAY MAHALE & ASSOCIATES THANE

Registration District and Sub-District Shahapur and within the limits of Asangaon Village Gram Panchayat.

Following technical professionals are appointed by Charms Pride:-

(i) Shri. Suvarna Vilas Govale as Architect

(ii) Shri. Ajay Mahale as Structural Consultant

(iii) MEP Consultant – Not appointed

(iv) Shri. Ajay Mahale as Project Engineer

We have estimated the cost of the completion to obtain the Occupation certificate/ Completion certificate, of the civil, MEP and allied works, of the 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 consultant and the schedule of items and quantity for the entire work as calculated by Shri. Ajay Mahale, Project Engineer appointed by the developer, and the site inspection carried out by us.

1. We estimate total estimated cost of the buildings of the aforesaid project under reference as Rs. 7,00,00,000/- The Estimated Total Cost of the 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 Buildings from the Gram Panchayat/ Thane Collector being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

2. The Estimated Cost Incurred till date is calculated at Rs. 6,50,00,000/-. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

3. The Balance Cost of Completion of Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from the Gram Panchayat/ Thane Collector is Estimated at Rs. 50,00,000/-

AJAY MAHALE & ASSOCIATES THANE

4. I clarify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in Table A & B below :

Table A

Building No./ Name – Charms Meadows Phase 1 Wing B1-B2

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Building/ Wing as on 19.07.2017	Rs. 3,25,00,000/-
2.	Cost Incurred as on 19.07.2017 (Based on the Estimated Cost)	Rs.3,10,00,000/-
3.	Work done in percentage. (As percentage of the Estimated Cost)	95.38%
4.	Balance Cost to Be Incurred. (Based on Estimated Cost)	Rs.15,00,000/-
5.	Cost Incurred on additional/ extra items as on _____ not included in the Estimated Cost (ANNEXURE A)	NIL

Table A

Building No./ Name – Charms Meadows Phase 1 Wing B3-B4

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Building/ Wing as on 19.07.2017	Rs. 3,25,00,000/-
2.	Cost Incurred as on 19.07.2017 (Based on the Estimated Cost)	Rs.3,10,00,000/-
3.	Work done in percentage. (As percentage of the Estimated Cost)	95.38%
4.	Balance Cost to Be Incurred. (Based on Estimated Cost)	Rs.15,00,000/-
5.	Cost Incurred on additional/ extra items as on _____ not included in the Estimated Cost (ANNEXURE A)	NIL

AJAY MAHALE & ASSOCIATES THANE

TABLE – B

Internal & External Development work in respect of the entire Registered Phase

Building No./ Name - Charms Meadows Phase I

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Internal and External Development works including amenities and facilities in the Layout as on 19.07.2017	Rs.50,00,000/-
2.	Cost Incurred as on 19.07.2017 (Based on the Estimated Cost)	Rs.30,00,000 /-
3.	Work done in percentage. (As percentage of the Estimated Cost)	60%
4.	Balance Cost to Be Incurred. (Based on Estimated Cost)	Rs.20,00,000/-
5.	Cost Incurred on additional/ extra items as on _____ not included in the Estimated Cost (ANNEXURE A)	NIL

Yours faithfully,

AJAY MAHALE & ASSOCIATES THANE

For Ajay Mahale & Associates

License No. M-147033-1