

A. R. KHASNIS

CHARTERED ENGINEER
GOVT. REGISTERED VALUERS
REGD. NO. CAT. I-229 OF 1988

SHILPA A. SAWANT

B.E. (CIVIL)

KHASNIS & ASSOCIATES

CONSULTING ENGINEERS, PROJECT CONSULTANTS
& GOVT. APPROVED VALUERS
NON DESTRUCTIVE TESTING & REHABILITATION EXPERTS
JANKI APARTMENT, GROUND FLOOR, MURBAD ROAD,
NEAR MHASKAR'S HOSPITAL, KALYAN (W).
TEL. : 2213460, 2213497

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)

Date : 25/07/2017

To,

Vaijanath Realtors (LLP)
Kalyan (West)

Subject : Certificate of Cost Incurred for Development of The Residences (King's Court)
for Construction work of 2 No. of Building(s) A & A1 Wing(s) of the II Phase [Maha
RERA Registration Number] situated on the plot bearing./ Survey No. 9/2,3,4, 25/8, 26/11
Final Plot No 1 & 2 demarcated by its boundaries (latitude and longitude of the end
points) Riverdale Vista to the North Midtown Tower to the South Open Plot to East
Riverdale to the West of Division Village Barave, Taluka- Kalyan, District - Thane PIN - 421
301 admeasuring 7360 sq.mt.area being developed by Vaijanath Realtors (LLP).
[Promoter's Name] Mr. Raju T. Jaisinghani

Ref : Maha RERA Registration Number _____

Sir,

I/We KHASNIS & ASSOCIATES have undertaken assignment of certifying Estimated Cost
for the Subject Real Estate Project Proposed to be registered under Maha RERA being 2
Nos. Building(s)/ A & A 1 Wing(s) of the II Phase situated on the plot bearing. /S.No.
9/2,3,4, 25/8, 26/11 Final Plot No. 1 & 2 of Division Village Barave, Taluka – Kalyan,
Distract Thane PIN 421 301 admeasuring 7360 sq.mt. area being developed by
Vaijanath Realtors (LLP)

[Promoter's Name] Mr. Raju T. Jaisinghani



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1. Following technical professional are appointed by Owner / Promoter:-
 - (i) Shri . Anil R. Nirgude as L.S./Architect ;
 - (ii) Shri . A.R. Khasnis as Structural Consultant
 - (iii) Shri . Rajesh Lakhani as MEP Consultant
 - (iv) Miss. DIPTI KHEDEKAR 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 reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Miss. DIPTI KHEDEKAR 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 344386969/- (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 building(s) from the Kalyan Dombivali 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. 237296076/- (Total of Table A & B) The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.



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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 Kalyan Dombivali Municipal Corporation (planning Authority) is estimated at Rs.107090894/- (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:

Building King's Court / Wing bearing Number 1 or called Wing - A

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building /wing as on <u>21.07.2017</u> date of Registration is	Rs. <u>162756476/-</u>
2	Cost incurred as on <u>21.07.2017</u> (based on Estimated cost)	Rs. <u>113929534/-</u>
3	Work done in Percentage (as Percentage of the Estimated cost)	<u>70 %</u>
4	Balance Cost be Incurred (Based on Estimated Cost)	Rs. <u>48826943/-</u>
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0/-</u>



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Building King's Court / Wing bearing Number 1 or called Wing - A-1

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building /wing as on <u>21.07.2017</u> date of Registration is	Rs. <u>162756476/-</u>
2	Cost incurred as on <u>21.07.2017</u> (based on Estimated cost)	Rs. <u>113929534/-</u>
3	Work done in Percentage (as Percentage of the Estimated cost)	<u>70 %</u>
4	Balance Cost be Incurred (Based on Estimated Cost)	Rs. <u>48826943/-</u>
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0/-</u>



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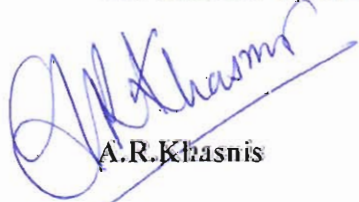
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TABLE – B

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

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	Rs. <u>18874017/-</u>
2	Cost incurred as on <u>21.07.2017</u> (based on Estimated cost)	Rs. <u>9437008/-</u>
3	Work done in Percentage (as Percentage of the Estimated cost)	<u>50 %</u>
4	Balance Cost be Incurred (Based on Estimated Cost)	Rs. <u>9437008/-</u>
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>0/-</u>

Yours Faithfully
For Khasnis & Associates


A.R. Khasnis



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- **Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so 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 quantity are being calculated by office of Engineer, the name of the person in the office 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 an 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 specification 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)

