

ARUN R. KHASNIS

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

DIPTI A. KHASNIS

B.E. (CIVIL)
M.S. (CONSTRUCTION MANAGEMENT) U.S.A.

KHASNIS & ASSOCIATES

CONSULTING ENGINEERS, PROJECT CONSULTANTS
& GOVT. APPROVED VALUERS
ESTIMATION & COSTING ENGINEERS

JANKI APARTMENT, GROUND FLOOR, MURBAD ROAD,
NEAR MHASKAR'S HOSPITAL, KALYAN (W).
TEL. : 0251-2213460 MOB. : 9321317475

**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 : 22/02/2024

To,
M/s. AMRUT NIWAS,
Shri. Rakesh Mutha
P.A.Holder for Rishi Jaswantraai Karia &
New Giriraj Co-op.H.S.Ltd. Kalyan and Others.
1st Floor, Mihir Villa,
Near Kiran Motors,
Santoshi Mata Road,
Kalyan (West).

Subject : Certificate of Cost Incurred for Development of Building (MahaRERA
Registration Number) situated on the Plot bearing C.T.S.No. 2868/B/2, C.T.S.No. 2883/A/2,
C.T.S.No. 2883/B of Division Kokan, Village : Kalyan, Taluka : Kalyan, District : Thane,
Pin Code : 421301 admeasuring 1151.41 Sq.Mtrs. as area being developed by M/s. AMRUT
NIWAS.

Sir,

I/We, M/s. KHASNIS & ASSOCIATES have undertaken assignment of certifying Estimated
Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being of
(MahaRERA Registration Number) situated on the Plot bearing situated on the Plot bearing
C.T.S.No. 2868/B/2, C.T.S.No. 2883/A/2, C.T.S.No. 2883/B of Division Kokan, Village :
Kalyan, Taluka : Kalyan, District : Thane, Pin Code : 421301 admeasuring 1151.41 Sq.Mtrs. as
area being developed by M/s. AMRUT NIWAS.

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

- M/s. Ordinate Design as L.S. / Architect;
- M/s. Khasnis & Associates as Structural Consultant;
- _____ as Site Supervisor;
- Mrs. Dipti Khedekar as Quantity Surveyor ;*



2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement for sale. Our estimated cost calculations are based on the Drawings /plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity for the entire work as calculated by **Mrs. Dipti Khedekar** Quantity Surveyor* appointed by Developer/ Engineer. The assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain /Confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 11,04,92,791/-** (Total of Table A & B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external work, as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation Certificate/Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the Kalyan Dombivli 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. 1,82,13,740/-** (Total of Table A and B) The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external work, as per the specifications mentioned in agreement for sale, of the project is estimated at **Rs. 9,22,79,051 /-** (Total of Table A & B).



6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement for sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

TABLE 'A'

**(To be prepared Separately for the entire registered phase of the Real Estate Project)
(BASEMENT+ST+6TH) FLOOR**

S. No.	Particulars	Amounts (In Rupees)
I	Total Estimated cost of the building /Wing/ Layout/ Plotted Development as on date of Registration is 22-02-2024	<u>Rs.9,01,46,707/-</u>
2	Cost incurred as on date 22-02-2024 of Certificate	<u>Rs.1,82,13,740/-</u>
3	Work done in Percentage (As Percentage of the estimated cost)	<u>20%</u>
4	Balance Cost to be Incurred as on 22-02-2024 (Based on Estimated Cost)	<u>Rs.7,19,32,967/-</u>
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table C)	<u>Rs. 0/-</u>

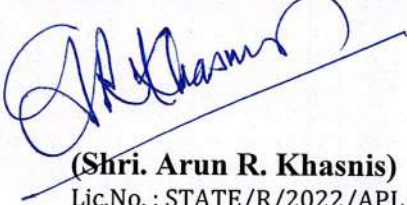
TABLE 'B'

Internal & External Development Works in Respect of the Registered Phase

S. No.	Particulars	Amounts (In Rupees)
I	Total Estimated cost of the building /Wing/ Layout/ Plotted Development as on date of Registration is 22-02-2024	<u>Rs.2,03,46,084/-</u>
2	Cost incurred as on date 22-02-2024 of Certificate	<u>Rs.0/-</u>
3	Work done in Percentage (As Percentage of the estimated cost)	<u>0%</u>
4	Balance Cost to be Incurred as on 22-02-2024 (Based on Estimated Cost)	<u>Rs.2,03,46,084/-</u>
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table C)	<u>Rs. 0/-</u>



Yours Faithfully
M/s. KHASNIS & ASSOCIATES



(Shri. Arun R. Khasnis)

Lic.No. : STATE/R/2022/APL/01326

BMC Lic.No. : STR 840007499

Existing BP No. : STR/K/3

ISSE M/76



Agreed and accepted by

For AMRUT NIWAS



Partner

Signature of Promoter

Name: Pradeep Shanklesha

Date: 24/02/2024

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. balance cost to be incurred (4) may vary from difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE C
List of Extra/Additional/Deleted Items considered in cost
(Which were not part of Original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)

