

Lad Consultants

2/25, Palangwala Bldg, Gokhale Society Cross Lane, Parel Mumbai-12

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 : 28/07/2017

To,
The Kumar Matunga Project LLP,
A/61, 6th Floor, Rajkamal Apartment,
Rajkamal Road, Parel,
Maharashtra, Mumbai-12.

Subject : Certificate of Cost incurred for Development of "ANVAYA" for construction of Building (**MahaRERA Registration Number**) situated on the plot No.399 bearing CTS No.297/10 lying and demarcated by its boundaries : 50 Ft. Telang road towards East, Plot No.398 towards West, Plot No.400 towards North, 26Ft. Passage and Plot No.398 Towards South, of Konkan Division, village Matunga, and District Mumbai, Pin no. 400019 admeasuring total plot area of **571.07** sq. Mtr. area being developed by 'M/s. Kumar Matunga Project LLP'.

Sir,

I, Siddhesh Suryakant Lad have undertaken assignment of certifying Estimated Cost for the subject Real Estate Redevelopment Project proposed to be registered under MahaRERA, being ANVAYA for construction of Building bearing plot No.399, CS no. 297/10 of Matunga Division situated at Telang Road, Matunga East, Mumbai-400019 admeasuring total plot area of 571.07 Sq. Mtr. area being re-developed by 'M/s. Kumar Matunga Project LLP'.

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) Shri Pandurang Narayan Bhobe of P.N. Bhobe & Associates as L.S /Architect;
 - (ii) M/s. Achyut Watve of J+W Consultants LLP as Structural Consultant
 - (iii) M/s. URJA Building services consultants Pvt Ltd as MEP Consultant
 - (iv) Shri Rahul Chetan Dharod as Quantity Surveyor*

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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 calculation are based on the Drawing/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 Rahul Dharod quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost 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 said Building (as per municipal sanction, *) of the aforesaid project under reference as Rs. 156,078,000 (Total of Table A and 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **48,601,214**. 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 MCGM, planning Authority is estimated at Rs. **107,476,786**(Total of Table A and B)
6. I certify that the cost of Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is given in Table A and B below:

TABLE A

Building called ANVAYA :

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

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the building as on 28/07/2017 date of Registration is	Rs. 156,078,000.00
2	Cost incurred as on 28/07/2017 (based on the Estimated cost)	Rs. 48,601,214.00
3	Work done in Percentage (as percentage of the estimated cost)	35 %

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4	Balance cost to be Incurred (based on estimated cost)	Rs. 107,476,786.00
5	Cost incurred on Additional /Extra Item as on 28/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 134,163,875.00

Table B

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

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Layout as on _____	NIL
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in Percentage (as percentage of the estimated cost)	NIL
4	Balance cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost incurred on Additional /Extra Item as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Signature of Engineer

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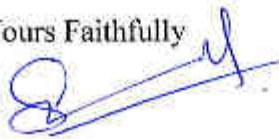
ANNEXURE A

List of Extra/Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

SR. No.	Particulars	Amount in Rs.
1.	On site expenditure for Development of entire project excluding cost of construction as per Table A & B above, i.e. Salaries, Consultant's Fees, site Overheads, Development Works, cost of services (including Water, Electricity, Sewerage, drainage, Layout Roads etc. cost of Machineries including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	Rs.5,510,333.00
2.	Acquisition cost of land or Development Rights , Lease Premium, Lease rent, interest cost incurred or payable on land cost and legal cost ASR	Rs.128,653,542.00
3.	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	NIL.

Yours Faithfully



Signature of Engineer