

**FORM-2
ENGINEER'S CERTIFICATE**

Date: 4th October 2021

To

Piramal Estates Private Ltd,
8th Floor, Piramal Towers,
Peninsula Corporate Park,
Ganpat Rao Kadam Marg,
Lower Parel,
Mumbai – 400013

Subject: Certificate of Cost Incurred for Development of Piramal Vaikunth for Construction of 2
No. of Building(s) of Cluster 4 Project (MahaRERA Registration Number :) situated on the Plot
bearing Survey No. **7/1to14, 8/1to37, 39to42, 9/1to17, 10/2to9, 10/10A, 10/10B,
10/11to18, 88/6, 99/13B,15B, 100/14A, 15B, 16B,17A,B,18A,19B,20, 100/24to30,
100/31A&B, 100/32&33, 101/2&3, 105/1to20** of village Balkum, Taluka & District Thane,
PIN 400608, admeasuring **5538.85** sq.mts. area being developed by Piramal Estates Private
Limited demarcated by its boundaries (latitude and longitude of the end points) N
210420 E 19240 & N 228199 E 66586 **to the North** N 91427 E 105153 & N 88051 E
96647 **to the South** N 148765 E 101067 **to the East** N 166046
E 31609 **to the West of Division Balkum village Thane taluka Thane District PIN**
400608 , admeasuring 5538.85 sq.mts. area being developed by Piramal Estates
Private Ltd

Ref: MahaRERA Registration Number P 51700003283

Sir,

I/ We Gleeds Consulting India Pvt Ltd have undertaken assignment of certifying Estimated Cost
for the Subject Real Estate Project proposed to be registered under MahaRERA, being

 2 Building(s) of the Cluster 4 situated on the plot bearing Survey no. **7/1to14,
8/1to37, 39to42, 9/1to17, 10/2to9, 10/10A, 10/10B, 10/11to18, 88/6, 99/13B,15B,
100/14A, 15B, 16B,17A,B,18A,19B,20, 100/24to30, 100/31A&B, 100/32&33, 101/2&3,**

Offices / Asia Pacific, Americas, Europe, Middle East and Africa
Gleeds Consulting (India) Pvt. Ltd. / Registered Office: No.402, 4th Floor, E-Square, Subhash Road,
Vile Parle (East), Mumbai 400 057. Maharashtra, India.
CIN: U74210MH2004PTC150220.

105/1to20/ of Division **Balkum** village **Konkan** taluka **Thane** District
Thane PIN **400608** measuring **40649.21 sq.mts. area** area being developed by
Piramal Estates Private Ltd

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

- (i) M/s Scapes as L.S. / Architect ;
- (ii) M/s KMH Engineering as Structural Consultant
- (iii) M/s BuroHappold Engineering as MEP Consultant
- (iv) M/s Gleeds Consulting (India) Pvt Ltd 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 Gleeds Consulting (India) Pvt Ltd 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_203,40,09,600/- (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 Thane 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. 48,03,84,682/- (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 Thane Municipal Corporation (planning Authority) is estimated at Rs 155,36,24,918/- (Total of Table A and 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 :

TABLE A

Building /Wing bearing Number A or called VRAJ

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 92,27,52,768/-
2	Cost incurred as on 30 th Sept 2021 (based on the Estimated cost)	Rs. 22,24,23,210/-
3	Work done in Percentage (as Percentage of the estimated cost)	24.10 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 70,03,29,558/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Nil

TABLE A

Building /Wing bearing Number B or called VIDIT

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 104,05,08,672/-
2	Cost incurred as on 30 th Sept 2021 (based on the Estimated cost)	Rs. 25,08,07,461/-
3	Work done in Percentage (as Percentage of the estimated cost)	24.10 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.78,97,01,211/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Nil

TABLE B

Sr. No	Particulars	Amounts
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. 7,07,48,160/-
2	Cost incurred as on 30 th Sept 2021 (based on the Estimated cost)	Rs. 71,54,011/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.11 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,35,94,149/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Vishal Shah, MRICS, CCP

M.S (Building Construction), B.E (Civil)

Name of Quantity Surveyor

Signature of Engineer

*** 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 specifications are indicative and not exhaustive.