

VISHAL RAGHWANI

Office no.9,Ground Floor, Jalaram Niwas, Opp. Vinay photos, Ganesh Gawde Road, ,Mulund (W), Mumbai – 400 080. Cell No:- 932268 0566 . Email:-raghwani.vishal86@gmail.com

Date: 22.04.19

ENGINEER'S CERTIFICATE

To
M/s. Sagar Enterprise
1305, 13th Floor, Dev Corpora,
Nr. Eastern Express Highway,
Opp. Cadbury Junction,
Thane West – 400601

Subject: Certificate of Percentage of completion of construction work of Buildingd 'A' & 'B' of the residential project "TIARA" (Maha Rera Number :- Applied For) situated on plot bearing survey No. 20 at village owale, Taluka & District Thane West – 400615. The plot is demarcated by its boundaries as under Towards East – S.No 24/A, Towards West – Chaita No.4, Towards North – S.No19 (Old S.No. 134), Towards South – S.No 100 (Old S.No. 132) Admeasuring 3870 sqmt area as per PR card (including not in possession area of 83.99 sqmt)being developed by M/s. Sagar Enterprise

I, **VISHAL RAGHWANI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project, Buildingd 'A' & 'B' of the residential project "TIARA" (Maha Rera Number :- Applied For) situated on plot bearing survey No. 20 at village owale, Taluka & District Thane West – 400615. The plot is demarcated by its boundaries as under Towards East – S.No 24/A, Towards West – Chaita No.4, Towards North – S.No19 (Old S.No. 134), Towards South – S.No 100 (Old S.No. 132) Admeasuring 3870 sqmt area as per PR card (including not in possession area of 83.99 sqmt)being developed by M/s. Sagar Enterprise

Following technical professionals are appointed by Owner / Promoter:—

- Name of Architect : M/s, Godbole Mukadam & Associates
- Structural Engineer : M/s. Techline Consulting Engineers
- MEP Consultant : M/s. ARP Consultants
- Site Supervisor : Mr. Ashish Jabuani
- Quantity Surveyor : Mr. Vishal Raghvani

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 **Shri. Vishal Raghvani** , quantity Surveyor appointed by the promoter, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 36,55,00,000/- Thirty Six Crores Fifty Five Lakhs Only.** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil,

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MEP and allied works required to be completed for the purpose of obtaining Occupation Certificate/ Building Completion Certificate for the building from the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

2. The Estimated Cost Incurred for construction of building till date is calculated at **Rs. Nil Only** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost. (Amount of cost incurred is based on information we received from the Developer as on date of this certification)
3. 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 the planning Authority is estimated **Rs. . 36,55,00,000/- Thirty Six Crores Fifty Five Lakhs Only..** (Total of Table A and B).

TABLE A - A Wing Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 22/04/2019 date of Registration is	Rs. 16,40,00,000/-
2	Cost incurred as on 22/04/2019 (based on the Estimated cost)	Rs. Nil/-
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,40,00,000/-
5	Cost Incurred on Additional /Extra Items as on 22/04/2019 not included in the Estimated Cost (Annexure A)	NIL

TABLE A - B Wing Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 22/04/2019 date of Registration is	Rs. 16,40,00,000/-
2	Cost incurred as on 22/04/2019 (based on the Estimated cost)	Rs. Nil/-
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,40,00,000/-
5	Cost Incurred on Additional /Extra Items as on 22/04/2019 not included in the Estimated Cost (Annexure A)	NIL

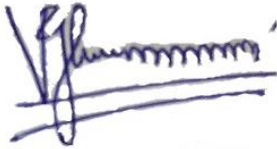
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TABLE B – Common Area

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 22/04/2019 date of Registration is	Rs.3,75,00,000/-
2	Cost incurred as on 22/04/2019 (based on the Estimated cost)	Rs. Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,75,00,000/-
5	Cost Incurred on Additional /Extra Items as on 22/04/2019 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Vishal Raghvani
B. E – Civil (Mr. Vishal Raghvani)
(EN – 05474)