

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: 05/07/17

To

**The M/s. Agile Real Estate Pvt. Ltd.,
101, Kalpataru Synergy,
Opp. Grand Hyatt, Santacruz (East),
Mumbai 400055.**

Subject:- Certificate of Cost Incurred for Development of "Sunrise A" which is defined as the Project [Maha RERA Registration_ Number] situated on the Plot bearing S. no. 97/5(pt), 97/6C(pt) demarcated by its boundaries 19° 13'40.92" N, 72° 59'13.10"E to the North, 19° 13'39.71" N, 72° 59'13.11"E to the South, 19° 13'40.22" N, 72° 59'12.38"E to the East, 19° 13'40.23" N, 72° 59'13.87"E to the West of Division Konkan, Village Balkum, Taluka Thane, District Thane, PIN 400607, admeasuring 527 sqm area being developed by Agile Real Estate Pvt. Ltd.

Sir,

I/ We Rupesh Kanakia have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential Building Sunrise A which is defined as the Project [Maha RERA Registration_ Number] situated on the Plot bearing S. no. 97/5(pt), 97/6C(pt) demarcated by its boundaries 19° 13'40.92" N, 72° 59'13.10"E to the North, 19° 13'39.71" N, 72° 59'13.11"E to the South, 19° 13'40.22" N, 72° 59'12.38"E to the East, 19° 13'40.23" N, 72° 59'13.87"E to the West of Division Konkan, Village Balkum, Taluka Thane, District Thane, PIN 400607, admeasuring 527 sqm area being developed by Agile Real Estate Pvt. Ltd.

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


Rupesh Kanakia.

(i) Shri KEYUR VED as LS

(ii) M/s Dr. Kelkar Designs Pvt. Ltd. as the Structural Consultant;

(iii) M/s Engineering Creations Public Health Consultancy Pvt.Ltd. as the Firefighting and Plumbing Consultant;

(iv) M/s LALKA International as the Electrical Consultant;

(v) Shri Parag Kachhi as the Quality 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

Mr.Parag Kachhi 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 7682,07,000.00** (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, Thane** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4.The Estimated Cost Incurred till date is calculated at **Rs. 17,02,66,000.00** (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, Thane (planning Authority) is estimated at **Rs 59,79,41,000.00** (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 **Project Sunrise - A**

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

Sr. NoParticulars

Amounts


Rakesh Kanotia .

1	Total Estimated cost of the building/wing as on <u>30.04.2017</u>	<u>Rs 53,63,28,000.00</u>
2	Cost incurred as on <u>30.04.2017</u> (based on the Estimated cost)	<u>Rs.11,94,92,000.00</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>22.28 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs 41,68,36,000.00</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>Rs. 0.00</u>

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30.04.2017</u>	<u>Rs.23,18,79,000.00</u>
2	Cost incurred as on <u>30.04.2017</u> (based on the Estimated cost)	<u>Rs. 5,07,74,000.00</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>21.90%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.18,11,06,000.00</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>Rs. 0.00</u>

Yours Faithfully

Rupesh Kanakia



Signature of Engineer



Rupesh Kanakia.

***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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)


Rakesh Kanwale