

FORM-2
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: 3rd July 2017

To
M/S Goodtime Real Estate Development Pvt. Ltd.
1, Peninsula Spenta Building,
Mathuradas Mills Compound,
Senapati Bapat Marg,
Lower Parel, Mumbai 400 013.

Subject: Certificate of Cost Incurred for Development of Salsette 27 for Construction of two buildings situated on the Plot bearing C.S. no. 707(Part) of Mazgaon Division demarcated by its boundaries- (a) on the North- C.S. Nos. 864, 2 & 2A/708, 708 and 715, (b) On the South- Remaining portion of C.S. No. 707(part), (c) On the West- Dr. B.A. Road, (d) On the East- C.S. No. 1/707 of Mazagaon Division, Dr. Babasaheb Ambedkar Road, Byculia, "Ward E", District Mumbai City, PIN 400 013, Kokan Division admeasuring 17,344.90 sq.mts. being developed by M/S Goodtime Real Estate Development Pvt. Ltd.

Ref: MahaRERA Registration Number _____

Sir,

I, Hemant R. Avhad, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Two_Buildings of the Project, situated on the plot bearing CS no. 707(Part) of Mazgaon Division, of Division "Kokan", village Mazgaon at Dr. Babasaheb Ambedkar Road, taluka "Ward E", District "Mumbai City" PIN 400 013 admeasuring 17,344.90 sq.mts. being developed by M/S Goodtime Real Estate Development Pvt. Ltd.

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

- a. M/s Spaceage Consultants as License Surveyor
- b. Shri Mahesh Vanja as Architect
- c. M/s Sterling Engineering Consultancy Services Pvt. Ltd as Structural Consultant
- d. M/s AECOM India Pvt Ltd as MEP Consultant
- e. Shri Hemant R. Avhad as Engineer/Quantity Surveyor

2. I 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. My estimated cost calculations are based on the Drawings/plans made available to me for the project



under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Hemant R. Avhad (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. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 744.78 Cr. (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 Municipal Corporation of Greater Mumbai (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.15.88 Cr. (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 Buildings of the subject project to obtain Occupation Certificate / Completion Certificate from Municipal Corporation of Greater Mumbai (MCGM) (Planning Authority) is estimated at Rs. 728.89 Cr. (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 A or called Tower A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 354,41,98,181 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 6,21,79,035 /-
3	Work done in Percentage (as Percentage of the estimated cost)	1.75%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 348,20,19,146 /-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. Nil /-



Building B or called Tower B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 3,36,71,13,173 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 5,70,49,638 /-
3	Work done in Percentage (as Percentage of the estimated cost)	1.69%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 331,00,63,535 /-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. Nil /-

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 30/06/2017 date of Registration is	Rs. 53,64,86,709/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 3,95,97,442 /-
3	Work done in Percentage (as Percentage of the estimated cost)	7.38%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 49,68,89,267/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. Nil /-

Yours Faithfully



Hemant R. Avhad

*** 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 was not part of the original Estimate of Total Cost)