

VIPUL VESAVKAR

Bachelor in Construction Engineering

C/o SHETH HOUSE, VASANT VALLY, GEN. A K VAIDYA MARG, OPP. OBEROI MALL, MALAD – WEST MUMBAI – 400097

FORM 2 [See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 20.07.17

To:

Sheth Developers Pvt. Ltd.
Sheth House, Next to Dindoshi Fire Station,
Gen. A. K. Vaidya Marg,
Malad East,
Mumbai 400097
Maharashtra , India

Sub: Certificate of cost incurred for development for Construction work of Wings D, E, F, G and H of the AVALON project situated on the plot bearing OUT OF SUEVEY NO 48/1P,2,3,4.5P,49/2P,4,73/1,2,3,4,6,74P,526P demarcated by its boundaries (latitude and longitude of the end points) 19°12'40.6"N 72°58'21.8"E to the North 19°12'32.4"N 72°58'22.3"E to the South 19°12'37.9"N 72°58'24.7"E to the East 19°12'36.5"N 72°58'20.1"E to the West of Village Panch Pakhadi Taluka Thane District Thane PIN 400601 admeasuring 17024.53 sq.mts. area being developed by Sheth Developers Pvt. Ltd.

Ref: RERA Registration Number _____

Sir,

I, Vipul Vesavkar , have undertaken assignment as certifying estimated cost for the subject real estate project proposed to be registered under RERA being Wings D, E, F, G and H of the AVALON project situated on the plot bearing OUT OF SUEVEY NO 48/1P,2,3,4.5P,49/2P,4,73/1,2,3,4,6,74P,526P demarcated by its boundaries (latitude and longitude of the end points) 19°12'40.6"N 72°58'21.8"E to the North 19°12'32.4"N 72°58'22.3"E to the South 19°12'37.9"N 72°58'24.7"E to the East 19°12'36.5"N 72°58'20.1"E to the West of Village Panch Pakhadi Taluka Thane District Thane PIN 400601 admeasuring 17024.53 sq.mts. area being developed by Sheth Developers Pvt. Ltd.

VIPUL VESAVKAR

Bachelor in Construction Engineering

C/o SHETH HOUSE, VASANT VALLY, GEN. A K VAIDYA MARG, OPP. OBEROI MALL, MALAD – WEST MUMBAI – 400097

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) Ar. Anil Jagwani as L.S. / Architect;
 - (ii) Ramboll As Structural Consultant
 - (iii) Eskayem As MEP Consultant
 - (iv) Mr. Vipul Vesavkar 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 Mr. Vipul Vesavkar 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. 275, 65, 95,440**. 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 (TMC) being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at **Rs. 78, 49, 10,958**. 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 TMC (planning authority) is estimated at **Rs. 197,16,84,482**.
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 :-

VIPUL VESAVKAR

Bachelor in Construction Engineering

C/o SHETH HOUSE, VASANT VALLY, GEN. A K VAIDYA MARG, OPP. OBEROI MALL, MALAD – WEST MUMBAI – 400097

TABLE 'A'

Building/Wing bearing Number _____ or called Wings D, E, F, G and H of the
AVALON project

(Prepared separately for each building/wing of the real estate project)

| Sr. No. | Particulars | Amounts |
|---------|---|------------------|
| 1 | Total estimated cost of the building/wing as on _____ date of registration is | Rs.2,679,536,798 |
| 2 | Cost incurred as on 30 June 2017 (based on the estimated cost) | Rs.773,422,458 |
| 3 | Work done in percentage (as percentage of the estimated cost) | 28.86% |
| 4 | Balance cost to be incurred (based on estimated cost) | Rs.1,906,114,340 |
| 5 | Cost incurred on additional/extra items as on _____ not included in the estimated cost (Annexure A) | Rs. Nil. |

VIPUL VESAVKAR

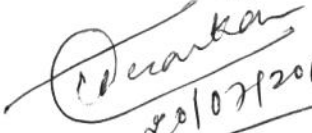
Bachelor in Construction Engineering
C/o SHETH HOUSE, VASANT VALLY, GEN. A K VAIDYA MARG, OPP. OBEROI MALL, MALAD - WEST MUMBAI - 400097

TABLE 'B'

(Prepared for entire registered phase of the real estate project)

| Sr. No. | Particulars | Amounts |
|---------|---|---------------|
| 1 | Total estimated cost the internal and external development works including amenities and facilities in the layout as on | Rs.77,058,642 |
| 2 | Cost incurred as on 30 June 2017 (based on the estimated cost) | Rs.11,488,500 |
| 3 | Work done in percentage (as percentage of the estimated cost) | 14.91% |
| 4 | Balance cost to be incurred (based on estimated cost) | Rs.65,570,142 |
| 5 | Cost incurred on additional/extra items as on _____ not included in the estimated cost (Annexure A) | Rs. _____/- |

Yours faithfully,


20/07/2017

Signature of Engineer
(Licence No. _____)

* 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

VIPUL VESAVKAR

Bachelor in Construction Engineering

C/o SHETH HOUSE, VASANT VALLY, GEN. A K VAIDYA MARG, OPP. OBEROI MALL, MALAD – WEST MUMBAI – 400097

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 developed 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)