

**FORM-2 [see Regulation 3]
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: 25 February 2019

To
Shivam Megastructures Pvt Ltd
218, Prem Baug, Sir Bhalchandra Road,
Matunga C.R., Mumbai 400019

Subject: Certificate of Cost Incurred for Development of Godrej Tranquil (Company Shivam Megastructures Pvt Ltd) for Construction of Sale Building No -1 four Wing(s) of the Phase -1 situated on the plot bearing CTS No. 163-A (pt) demarcated by its boundaries Sarvodaya Society and 13.40 m.w. T. P. Road CTS no 163 (pt) to the North Existing Road to be widened to 18.30 mt DP Road, boundry of P ward to the South Jai Hind Society CTS No 163(pt) to the East Laxmi Krupa Society exiting Internal Road, CTS No 163 (pt) to the West of Akruli Village taluka Borivali District Mumbai Suburban PIN 400101 admeasuring 7008.66 sq.mts. area being developed by Shivam Megastructures Pvt Ltd

Sir,

I, **Anil Kumar Pandit (CEO of Quantum ProjectInfra Pvt. Ltd.)** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHA RERA being Sale Building No-1 having Four Wing(s) of the Phase-1 of the Project, situated on the plot bearing CTS No. 163-A (pt) demarcated by its boundaries Sarvodaya Society and 13.40 m.w. T. P. Road CTS no 163 (pt) to the North Existing Road to be widened to 18.30 mt DP Road, boundry of P ward to the South Jai Hind Society CTS No 163(pt) to the East Laxmi Krupa Society exiting Internal Road, CTS No 163 (pt) to the West of Akruli Village taluka Borivali District Mumbai Suburban PIN 400101 admeasuring 7008.66 sq.mts. area being developed by **Shivam Megastructures Pvt Ltd**

1. Following technical professionals are appointed by Owner / Promoter

- (i) M/s **Innovationsas** as Architect
- (ii) M/s **JW Consultants LLP** as Structural Consultant
- (iii) M/s **Eskayme Consultants P. Ltd** as MEP Consultant
- (iv) M/s **Quantum ProjectInfra 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 **M/s Quantum ProjectInfra Pvt Ltd as 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 One Hundred and Fifty Two Crores and Eighty One Lacs** (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 **Slum Rehabilitation Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred as on 31.12.2018 is calculated at Rs. **Twenty Nine Crores Eight Nine Lacs** only. 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 **Slum Rehabilitation Authority** (planning Authority) is estimated at Rs **One Hundred and Twenty Two Crores and Ninety Two Lacs** (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

Sale Building 1 bearing 4 Wings A,B,C and D
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts in Rs. Cr without taxes				
		Wing A	Wing B	Wing C	Wing D	TOTAL
1	Total Estimated cost of the Sale Building having four wing as on date of Registration is	18.09	43.92	41.62	36.53	140.15
2	Cost incurred as on 31.12.2018 (based on the Estimated cost) [Value has been rounded up to the nearest number]	11.00	14.08	3.93	0.88	29.89
3	Work done in Percentage (as Percentage of the estimated cost)	61%	32%	9%	2%	
4	Balance Cost to be Incurred (Based on Estimated Cost)	7.09	29.83	37.68	35.65	110.26
5	Cost Incurred on Additional /Extra Items as on date of registration not included in the Estimated Cost (Annexure A)	0	0	0	0	0

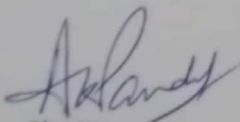
TABLE B

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

Sr. No	Particulars	Amounts in Rs.cr without taxes
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	12.66
2	Cost incurred as on 31.12.2018 (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based on Estimated Cost)	12.66
5	Cost Incurred on Additional /Extra Items as on date of registration not included in the Estimated Cost (Annexure A)	0.00

Yours Faithfully

M/s Quantum Projectinfra Pvt Ltd


Director
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.

Annexure A

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

Particulars	Amount in Rs. Cr
Road+ Open car parking	0.86
Signages	0.28
Security System	0.28
Compound wall	0.48
Hardscaping	1.17
RG developed on basement top	0.61
Terrace Amenities	0.45
External Plumbing & Storm water	0.91
External Electrification	0.68
DG	1.32
STP	0.33
Solar Water heating	1.16
OWC RWH ,etc	0.46
Substation	1.65
Club House	2.00
TOTAL	12.66