

FORM-2[see regulation 3]

**ENGINEER'S CERTIFICATE**

Date: 20-Feb-2019

To,  
Poddar Housing and Development Ltd.  
Unit No. 3-6 Neeru Silk Mill,  
Mathuradas Mill Compound,  
126 N. M. Joshi Marg, Lower Parel (West),  
Mumbai - 400013 Maharashtra India.

Subject : Certificate of Cost incurred for Development of "Poddar Wondercity PHASE - I" of the Project situated on the plot bearing S. No. 29 H. No. 2 of Village Joveli, Ambarnath, Dist – Thane 421 503 demarcated by its boundaries towards East Sape Village GUT No.4/2, towards West Joveli Village S. No.30 H. No. 4 / NALLA, towards North Joveli Village S. No.30 H. No. 3 / NALLA, towards South DAHIVALI Village S. No.34 / NALLA. Total Proposed Built-up area 18,363.69 Sq. Mtr. and approved Built-up area is 18,363.69 Sq. Mtr. to be developed namely B1,B2 and B3, by 'M/s. Poddar Housing and Development Ltd.

Sir,

I Mr. Chetan Kubal have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRera, being above mentioned building/ project

1. Following technical professionals are appointed by Owner / Promoter:-  
Master Architect - Architect Hafeez Contractor  
Laisoning Consultant – UB Architects  
Structural Consultant – Epicons Consultant Pvt Ltd  
MEP Consultant - Electro-Mech Consultants pvt ltd  
MOEF Consultant – Enviro Analysts & Engineers Pvt. Ltd.  
Cost Management Consultant - Turner & Townsend Pvt. Ltd.

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 calculation is based on the Drawing/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 me, and the assumption of the cost 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 buildings B1,B2 and B3 (B1,B2,B3 - STLT+20UP), of the aforesaid project under reference is Rs. 8,562 Lacs (Total of table A & 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 concerned authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs. 214 Lacs (Total of table A and "B") of the building B1,B2 and B3. The amount of Estimated Cost incurred is calculated on the basis 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 concerned authority is estimated at Rs. 8,348 Lacs (Total of Table A and B)
6. I certify that the cost of Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is given in Table A and B below:

**TABLE A**

**Building "B1,B2 and B3"**

| Sr. No. | Particulars                                                                                                             | Amounts in Lacs |
|---------|-------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1       | Total Estimated cost of the buildings / wings as on 31 <sup>st</sup> Jan 2019                                           | 6,132           |
| 2       | Cost incurred as on 31 <sup>st</sup> Jan 2019 (based on the Estimated cost)                                             | 0               |
| 3       | Work done in Percentage (as percentage of the estimated cost)                                                           | Nil             |
| 4       | Balance cost to be Incurred (based on estimated cost)                                                                   | 6,132           |
| 5       | Cost incurred on Additional /Extra Item as on 31 <sup>st</sup> Jan 2019 not included in the Estimated Cost (Annexure A) | 0               |

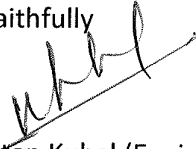
**TABLE B**

**Building "B1,B2 and B3"**

Internal & External Development work and common amenities

| Sr. No. | Particulars                                                                                                                                                 | Amounts in Lacs |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1       | Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on 31 <sup>st</sup> Jan 2019 | 2,430           |
| 2       | Cost incurred as on 31 <sup>st</sup> Jan 2019<br>(based on the Estimated cost)                                                                              | 214             |
| 3       | Work done in Percentage<br>(as percentage of the estimated cost)                                                                                            | 9%              |
| 4       | Balance cost to be Incurred<br>(based on estimated cost)                                                                                                    | 2,216           |
| 5       | Cost incurred on Additional /Extra Item as on 31 <sup>st</sup> Jan 2019 not included in the Estimated Cost (Annexure A)                                     | 0               |

Yours Faithfully

  
Mr. Chetan Kubal (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.