

FORM 2

ENGINEER'S CERTIFICATE

Date: 30/06/2017

To:

Indiabulls Properties Private Limited,
Tower 1, 16th floor, Indiabulls Finance Centre,
Senapati Bapat Marg, Elphinstone, Mumbai 400 013.

Sub: Certificate of cost incurred for development of Indiabulls Sky Forest for Construction of A2 building situated on the plot bearing C.n.No.CTS No./Survey No./Final plot No. 841 demarcated by its boundaries (latitude and longitude of the end points)) Sky Forest to the North, to the South, to the East and to the West of Division Konkan, Village Lower Parel, Taluka G South Ward, District Mumbai, PIN 400013 admeasuring 2631.71sq.mts area being developed by Indiabulls Properties Private Limited

Ref: RERA Registration Number Applied.

Sir,

I Rajeev Akshikar have undertaken assignment as certifying estimated cost for the subject real estate project proposed to be registered under RERA being A2 building situated on the plot bearing C.N.No./CTS No./Survey No./Final Plot No. 841 of Division Konkan, Village Lower Parel, Taluka G South Ward, District Mumbai, PIN 400013 admeasuring 2631.71 sq.mts area being developed by Indiabulls Properties Private Limited

1. Following technical professionals are appointed by Promoter:-

- (i) M/s. Anupam De & Associates as Architect.
- (ii) M/s. JW Consultants LLP as Structural Consultant.
- (iii) M/s. MEP Consulting Engineer as MEP Consultant.
- (iv) Shri. Suresh Prajapati as Quantity Surveyor.

2. We have estimated the cost of the completion to obtain occupation 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 Suresh Prajapati 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. 86414,88,973. 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 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. 58065,84,900. 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 MCGM (planning authority) is estimated at Rs. 28349,04,075.
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 Number A2.

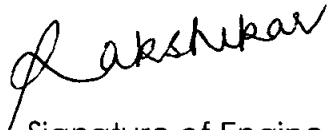
Sr. No.	Particulars	Amounts
1	Total estimated cost of the building/wing as on 30/06/2017 date of registration is	Rs. 86414,88,973
2	Cost incurred as on 30/06/2017 (based on the estimated cost)	Rs. 58065,84,900
3	Work done in percentage (as percentage of the estimated cost)	67%
4	Balance cost to be incurred (based on estimated cost)	Rs. 28349,04,075
5	Cost incurred on additional/extra items as on 30/06/2017 not included in the estimated cost (Annexure A)	Nil

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TABLE 'B'

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	Rs. 86414,88,973
2	Cost incurred as on 30/06/2017 (based on the estimated cost)	Rs. 58065,84,900
3	Work done in percentage (as percentage of the estimated cost)	67%
4	Balance cost to be incurred (based on estimated cost)	Rs. 28349,04,075
5	Cost incurred on additional/extra items as on 30/06/2017 not included in the estimated cost (Annexure A)	Nil

Yours faithfully,



Signature of Engineer

Annexure A

List of extra / additional items executed with cost : NIL

(which were not part of the original estimate of total cost)