

# Million Jobs Private Limited (Cost Consultants)

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## FORM - 2

### ENGINEER'S CERTIFICATE

Date : 31-12-2020

To,

**M/s. Atmosphere Realty Private Limited,**  
808, Krushal Commercial Complex,  
Above Shoppers Stop, G. M. Road,  
Chembur West, Mumbai - 400089.

**Subject: Certificate of Cost Incurred for Development of [Atmosphere O2] for Construction of 3 building(s) / Wing(s) situated on the Plot bearing CTS No. 784, 784/1, 786, 788, 792-A, 793, 785, 787, 791, 848, 790 demarcated by its boundaries to the North Lavanya Co-op Housing Society to the South Atmosphere Phase-1 to the East Central Railway line to the West Mulund Goregaon link road. Plinth area admeasuring 1990 sq.mts being developed by M/s **Atmosphere Realty Private Limited.****

Sir,

I/ We Patil Rushikesh Baburao for M/s Million Jobs Private Limited have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project **Atmosphere O2** situated on the Plot bearing CTS No. **784, 784/1, 786, 788, 792-A, 793, 785, 787, 791, 848, 790** demarcated by its boundaries to the North Lavanya Co-op Housing Society to the South Atmosphere Phase-1 to the East Central Railway line to the West Mulund Goregaon link road. Plinth area admeasuring 1990 sq.mts being developed by **M/s Atmosphere Realty Private Limited.**

On the said Property the Promoters shall also construct other Buildings in further Phases.

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

- (i) **M/s. Spaceage Consultant** as Liaisoning Architect ;
- (ii) **M/s. JW Consultants LLP** as Structural Consultant
- (iii) **M/s. M/s. Pankaj Dharkar & Associates** as MEP Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the **3 Building(s) of the Atmosphere O2**. 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 **Mrs. Sarika Ade** 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 3 building(s) of the **Atmosphere O2** under reference is as **Rs. 323,60,59,080 /-** ( 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 **Brihanmumbai Municipal Corporation (BMC)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **31-12-2020** is calculated at **Rs. 21,81,24,518 /-** (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 3 Building(s) of the **Atmosphere O2** Project to obtain Occupation Certificate / Completion Certificate from **Brihanmumbai Municipal Corporation (BMC)** (Planning Authority) is estimated at **Rs. 301,79,34,562/-** ( 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-1**  
**Building / Wing bearing Number A or called Atmosphere O2**

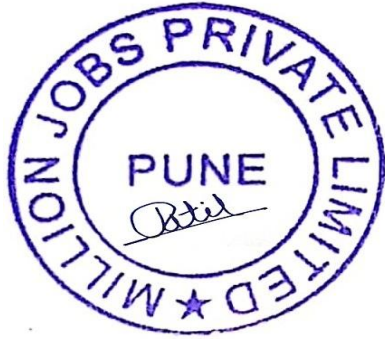
| <b>Sr. No.</b> | <b>Particulars</b>                                                                                   | <b>Amounts</b>             |
|----------------|------------------------------------------------------------------------------------------------------|----------------------------|
| <b>1</b>       | Total Estimated cost of the building/wing                                                            | <b>Rs. 291,24,53,172/-</b> |
| <b>2</b>       | Cost incurred as on <b>31-12-2020</b>                                                                | <b>Rs. 21,81,24,518 /-</b> |
| <b>3</b>       | Work done in Percentage (as Percentage of the estimated cost )                                       | <b>7.49%</b>               |
| <b>4</b>       | Balance Cost to be Incurred (Based on Estimated Cost)                                                | <b>Rs. 269,43,28,654/-</b> |
| <b>5</b>       | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) | <b>Rs. _____ /-</b>        |

**TABLE B**

| Sr. No. | Particulars                                                                                                          | Amounts             |
|---------|----------------------------------------------------------------------------------------------------------------------|---------------------|
| 1       | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout | Rs. 32,36,05,908 /- |
| 2       | Cost incurred as on <b>31-12-2020</b>                                                                                | Rs. 0 /-            |
| 3       | Work done in Percentage (as Percentage of the estimated cost )                                                       | 0%                  |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                                | Rs. 32,36,05,908/-  |
| 5       | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)                 | Rs. _____ /-        |

Yours Faithfully,

**Signature of Engineer**



**Patil Rushikesh Baburao**

For M/s. Million Jobs Private Limited

PRN no. -1412695635