
FORM-2 [see Regulation 3]**ENGINEER'S CERTIFICATE**

Date: 29/07/2017

To

Suraj Estate Developers Pvt. Ltd.

B/15, Mahim Mata Building

Marinagar Colony

Mahim (W)

Mumbai 400016

Subject : Certificate of Percentage of Completion of Construction Work of “Ocean Star - I” (Sale Building) at F.P. No. 1198/1199, TPS IV of Mahim Division, Kashinath Dhuru Road, Dadar (W), Mumbai 400028.

1 No. of Building, of the Second Phase of the Project [Maha RERA Registration Number] situated on the Plot bearing Final Plot No. 1198/1199, demarcated by its boundaries (latitude and longitude of the end points) FP 1194 to the North; FP 1200 to the South; FP No. 1208 to the East; 40 Ft. Wide Kashinath Dhuru Road to the West admeasuring 1191.73 sq.mts. area being developed by Suraj Estate Developers Pvt. Ltd.

Sir,

I, Mr. Sarthak Tekade has undertaken assignment as Quantity Surveyor of certifying Percentage of Completion of Construction Work of “Ocean Star-I” – 1 No. of Sale Building with 1 wing of the Project, situated on the plot bearing Final Plot no. 1198/1199, TPS IV of Mahim Division, Kashinath Dhuru Road, Dadar (W), Mumbai 400 028, admeasuring 1191.73 sq.mts. area being developed by Suraj Estate Developers Pvt. Ltd.

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

- (i) M/s. Archvision Architects as L.S. / Architect ;
- (ii) M/s. Dr. Kelkar Designs Pvt. Ltd. as Structural Consultant
- (iii) Mr. G.G. Barve as Site Supervisor
- (iv) M/s. Electromech Consultants Pvt. Ltd. as MEP Consultant.

2. I 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. Sarthak Tekade 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. I estimates Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 47,01,05,419/- (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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,33,22,912/- (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from

_____ (planning Authority) is estimated at Rs. 45,67,82,507/- (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 Building /Wing bearing Number I
or called Sale Building

(to be 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 29/07/2017 date of Registration is	Rs. 47,01,05,419/-
2	Cost incurred as on 29/07/2017 (based on the Estimated cost)	Rs. 1,33,22,912 /-
3	Work done in Percentage (as Percentage of the estimated cost)	2.83 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,67,82,507/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29/07/2017 date of Registration is	Rs. 47,01,05,419/-
2	Cost incurred as on 29/07/2017 (based on the Estimated cost)	Rs. 1,33,22,912 /-
3	Work done in Percentage (as Percentage of the estimated cost)	2.83 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,67,82,507/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Yours Faithfully,



29/7/2017

SARTHAK TEKADE

Civil 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)

