

FORM 2

ENGINEER'S CERTIFICATE

Date: 26/07/2017

To

Fortune Constructions,
166-A, 6 Narayan Mansion,
Dr. Ambedkar Road, Dadar (E),
Mumbai – 400 014.

Subject: Certificate of Cost incurred for development of Work of A-Wing of the First Phase of the Project situated on the Plot bearing Final Plot no 75A demarcated by its boundaries **19°13'34.85"N & 72°51'11.52"E to the North East, 19°13'35.12"N & 72°51'10.09"E to the North West, 19°13'32.38"N & 72°51'19.83E to the South West and 19°13'32.22"N & 72°51'11.30"E to the South East;** Jambli Galli road to the North, FP 73 to the South, FP 74 to the East, FP 82 to the West of Division Borivali village Kanheri taluka Borivali District Mumbai PIN 400092 admeasuring 3,889.90 sq.mts. area being developed by Fortune Constructions.

Sir,

I, Vipul Rajnikant Mehta, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being A-Wing of the First Phase situated on the plot bearing Final Plot no 75A of Division Borivali village Kanheri taluka Borivali District Mumbai PIN 400092 admeasuring 3889.90 sq.mts. area being developed by Fortune Constructions.

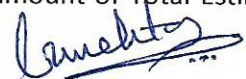
1. Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri Tarun Motta (TeeArch) as L.S. / Architect;
- (ii) M/s Jayshree Krishna Consulting Engineer as Structural Consultant
- (iii) Shri Satish Kamath as Quantity Surveyor

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. My estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Developer-and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Satish Kamath, quantity Surveyor appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 35,66,44,147/- (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 wing 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. 9,45,56,738/- (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 MCGM is estimated at Rs. 26,20,87,409/- (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**Wing called A**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs. 34,71,52,295/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs. 9,38,39,117/-
3	Work done in Percentage (as Percentage of the estimated cost)	26.51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 25,33,13,178/-

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 26/07/2017 date of Registration is	Rs. 94,91,852/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs. 7,17,621 /-
3	Work done in Percentage (as Percentage of the estimated cost)	07.56%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 87,74,231/-

Yours Faithfully

**Vipul Rajnikant Mehta**