PRASAD GAIKWAD

B.E. (CIVIL); QUANTITY SURVEYOR

B-Wing, 5th Floor, Shrikant Chambers, Near R.K. Studio, Sion-Trombay Road, Chembur, Mumbai-400 071

917506374699

Annexure — B

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 31st March 2019

To,
TRIDHAATU MORYA DEVELOPERS LLP,
5th Floor, B wing, Shrikant Chambers,
Sion Trombay Road, Near R.K. Studio, Chembur 40OO71.

Subject: Certificate of Cost Incurred for Development of Tridhaatu Morya (MahaRERA Registration Number - P51800013775) for Construction as per current approved plan – 2 Basement + Stilt + 22 storied building situated on the Plot bearing No. C.T.S. No. 79 (Pt) and C.T.S No.87 of Village Deonar, Taluka Kurla, situate, lying and being at Deonar Village Road, Deonar, Mumbai-400088 in the Registration District and Sub-District of Mumbai and Mumbai Suburban, being developed by Tridhaatu Morya Developers LLP.

Ref: MahaRERA Registration Number - P51800013775

Sir.

I, **Mr. Prasad Gaikwad** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, (as per current approved plan – 2 Basement + Stilt + 22 storied building) situated on the plot bearing **Plot bearing No. CTS Nos. 79 and 87** of Division Konkan village Mumbai city, taluka Mumbai city, District Mumbai Suburban 400071 admeasuring 2097.16 sq.mts. area being developed by **TRIDHAATU MORYA DEVELOPERS LLP.**

1. Following technical professionals are appointed by Owner / Promoter:-
   a. Shri Aakar Architects as L.S. / Architect
   b. Shri Nikhil Sanghvi & Associates as Structural Consultant
   c. M/s. Semac Consultants as MEP Consultant
   d. Shri Prasad Gaikwad as Quantity Surveyor *
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 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 Shri Prasad Gaikwad 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. 45,18,35,010/- (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)

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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. 3,46,73,596/- (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 (planning Authority) is estimated at Rs. 41,71,61,414/- (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 / Layout / Plotted Development bearing Number CTS Nos. 79 and 87

Sr. No	Particulars	Amount (In Rs.) - 31.3.19
1	Total Estimated cost of the building/wing as on **31.03.2019** is **Rupees Forty Five Crore Eighteen lacs Thirty five thousand and ten only**	45,18,35,010
2	Cost incurred as on **31.03.2019 is Rupees Three crore forty six lacs Seventy three thousand five hundred and Ninety six only**	3,46,73,596
3	Work done in Percentage (as Percentage of the estimated cost)	8%
4	Balance Cost to be Incurred (Based on Estimated Cost) **Rupees Forty-one Crore seventy one lacs sixty one thousand Four hundred and fourteen only**	41,71,61,414
5	Cost Incurred on Additional /Extra Items as on **31.03.2019** not included in the Estimated Cost (Annexure A) Rs**. Nil** /-	NIL

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TABLE B

Internal & External Development Works in Respect of the Registered Phase (as on 31.3.19)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **31.03.2019**	Rs. **Nil** /-
2	Cost incurred as on **31.03.2019**	Rs. **Nil** /-
3	Work done in Percentage (as Percentage of the estimated cost) **Nil** %	**Nil** %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **Nil** /-
5	Cost Incurred on Additional /Extra Items as on **31.03.2019** not included in the Estimated Cost (Annexure A)	Rs. **Nil** /-

Yours Faithfully

Signature of Engineer

Prasad Gaikwad
(License No: Not Applicable)

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)