

ENGINEER'S CERTIFICATE -REHAB COST

To

20th February, 2020

Sheth Creators and Sun Vision Private Limited
Paranjpe Scheme A, Sheela Nivas
Rd. No.1 Ramabai Chemburkar Marg,
Vileparle East, Mumbai - 400057

Subject : Certificate of Rehab Buildings Cost Estimated & Incurred

Ref : MahaRERA Registration Number :- P51800015507

Sir,

I/ We Shailesh Naik have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project being developed by Sheth Creators and Sun Vision Private Limited

1. 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 Mr. Umadevan Chinnathambi 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.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 41,45,94,316/-**. 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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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 Mr. Umadevan Chinnathambi 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 1,64,36,65,672/- (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 10,14,25,276/- (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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at Rs. 1,54,22,40,396/- (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 _____ or called Irene, Tower-A Phase-I

(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 31st December, 2019 date of Registration is	Rs 1,49,36,65,672/-
2.	Cost incurred as on 31st December, 2019 (based on the Estimated cost)	Rs. 9,82,75,276/-
3.	Work done in Percentage (as Percentage of the estimated cost)	6.58%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,39,53,90,396/-
5.	Cost Incurred on Additional /Extra Items as on 31st December, 2019 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 31st December, 2019 date of Registration is	Rs 15,00,00,000/-
2.	Cost incurred as on 31st December, 2019 (based on the Estimated cost)	Rs. 31,50,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	2.1%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,68,50,000/-
5.	Cost Incurred on Additional /Extra Items as on 31st December, 2019 not included in the Estimated Cost (Annexure A)	Rs. _____/-

Yours Faithfully



Signature of Engineer

(License No.....)

***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)

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 31st December, 2019

To

Sheth Creators and Sun Vision Private Limited
Paranjpe Scheme A, Sheela Nivas
Rd. No.1 Ramabai Chemburkar Marg,
Vileparle East, Mumbai - 400057.

Subject: Certificate of Cost Incurred for Development of Irene, Tower-A Phase-I for Construction of 1 building Wing(s) of the _____ Phase (MahaRERA Registration Number :- P51800015507) situated on the Plot bearing C.N. No/CTS No./Survey no. 482 Hissa No.1 / Final Plot no. Plot Bearing CTS No.230, 231 & 232 Of Village Malad, Motapada, Near Liberty Garden, Malad West, Mumbai 400064 demarcated by its boundaries (latitude and longitude of the end points) of Division Village Malad South taluka Borivali PIN - 400064 admeasuring 8,591.00 sq. mts. area being developed by developed by Sheth Creators and Sun Vision Private Limited

Ref : MahaRERA Registration Number :- P51800015507

Sir,

I / We Shailesh Naik have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Irene, Tower-A Phase-I Building Wing(s) of the _____ Phase situated on the plot bearing CTS No.230, 231 & 232 Of Village Malad, Motapada, Near Liberty Garden, Malad West, Mumbai 400064 demarcated by its boundaries (latitude and longitude of the end points) of Division Village Malad South taluka Borivali PIN - 400064 admeasuring 8,591.00 sq. mts. area being developed by developed by Sheth Creators and Sun Vision Private Limited

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

- (i) M/s/~~Shri/Smt~~ DSP Design Associates Pvt. as L.S. / Architect;
- (ii) M/s /~~Shri/Smt~~ JW Consultants LLP as Structural Consultant
- (iii) M/s /~~Shri/Smt~~ SNJ Consultants Pvt. Ltd as MEP Consultant
- (iv) M/s/~~Shri/Smt~~ Shailesh Naik as Site Supervisor

3. The Estimated Cost Incurred till date is calculated at Rs. 25,51,79,771/-. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at Rs. 15,94,14,545/-
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate.

Yours Faithfully



Signature of Engineer

(License No.....)

***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)