

FORM 2

ENGINEER'S CERTIFICATE

To,

Date: 14th February 2020

MICL DEVELOPERS LLP
12th Floor, Krushal Commercial Complex,
G.M Road, Chembur(W),
Mumbai – 400089.

Subject: Certificate of Cost Incurred for Development of **AARADHYA EASTWIND** for Construction of 1 No. of Building, situated on the plot bearing C.T.S No. 351(Pt) / 351(Pt) 35 to 42 S.No. 113(Pt) demarcated by its boundaries (latitude and longitude of the end points) **N 19 06' 46.47"** and **E 72 55' 58.88"** to the North East, **S 19 06' 44.91"** and **E 72 55' 58.71"** to the South East, **S 19 06' 45.28"** and **W 72 55' 57.38"** to the South West, **N 19 06' 46.43"** and **W 72 55' 57.54"** to the North West, division Mumbai Suburban within the jurisdiction of Municipal Corporation of Greater Mumbai and Building permission Cell Greater Mumbai / MHADA, village **Hariyali**, Taluka **Ghatkopar**, District **Mumbai**, PIN 400083 admeasuring 1819.97 sq.mts. Area being developed by **MICL DEVELOPERS LLP**.

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Construction of One Building, situated on the plot bearing Survey No.13/1 (corresponding Old Survey No.92), division **Mumbai Suburban** within the jurisdiction of Municipal Corporation of Greater Mumbai and Building permission Cell Greater Mumbai / MHADA, village **Hariyali**, Taluka **Ghatkopar**, District **Mumbai**, PIN 400083 being developed by **MICL DEVELOPERS LLP**.

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

- (i) M/s Enclosure Architects as Architect
- (ii) M/s Mahimtura Consultants Pvt Ltd as Structural Consultant
- (iii) M/s Clancy Global Consulting Engineers as MEP Consultants
- (iv) Shri Amit N Kale 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. 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 Amit A Kale** 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 us.

3. I Estimate Total Estimated Cost of completion of the building of the aforesaid

project under reference as Rs 88,81,00,000/- (Rupees Eighty-Eight Crore Eighty-One Lakh only). 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 from the Building Permission Cell, Greater Mumbai / MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31-12-2019 is calculated at Rs. 12,06,84,085/- (Rupees Twelve Crore Six Lakh Eighty-Four Thousand Eighty Five Only). 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 Building Permission Cell, Greater Mumbai / MHADA (Planning Authority) is estimated at Rs 76,74,15,915/- (Rupees Seventy-Six Crore Seventy- Four Lakh Fifteen Thousand Nine Hundred Fifteen only).
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
AARADHYA EASTWIND PROJECT**

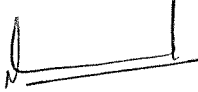
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.88,81,00,000/-
2	Cost incurred as on 31-12-2019 (based on the Estimated cost)	Rs.12,06,84,085/-
3	Work done in Percentage(as Percentage of the estimated cost)	13.59%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.76,74,15,915/-

**TABLE B
AARADHYA EASTWIND 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 date of Registration is	Rs.88,81,00,000/-
2	Cost incurred as on 31-12 -2019 (based on the Estimated cost)	Rs.12,06,84,085/-
3	Work done in Percentage(as Percentage of the estimated cost)	13.59%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.76,74,15,915/-

Thanking You,

Yours Faithfully,



Devendra P. Pimpalgaonkar