

FORM - 2

ENGINEER'S CERTIFICATE

Date : 30.06.2021

To,
M/s. Upvan Developers
Dynamix House, Yashodham,
Gen.A.K.Vaidya Marg,
Goregaon (E), Mumbai - 400063

Subject : Certificate of Cost incurred for Development of Project Astrum , MahaRERA Registration Number P51800029353 situated on the Plot Bearing CTS No.97/A/2C/2 & 97A/2C/4, demarcated by its boundaries (Latitude and Longitude of the end point) CTS No. 97A/2C/3 to the North, CTS No.97A/2C/1 to the South, CTS No.97A/2C/5 to the East and CTS No. 97A/5/4 to the west, Village Chincholi at Upper Govind Nagar at Malad (East), District Mumbai Suburban, PIN - 4000097, admeasuring approx. 1799.59 Sq. Mts. (which forms a part of larger land admeasuring approx. 4137.90 Sq.Mts.) being developed by M/s. Upvan Developers

Ref. : Maha RERA Registration Number P51800029353

Sir,

I, Zakirhusain Chaugule, have undertaken assignment of certifying Estimated Cost for the subject real estate project proposed to be registered under MahaRERA, being Project Astrum , MahaRERA Registration Number P51800029353 situated on the Plot Bearing CTS No.97/A/2C/2 & 97A/2C/4 of Village Chincholi at Upper Govind Nagar at Malad (East), District Mumbai Suburban, PIN - 4000097, admeasuring approx. 1799.59 Sq. Mts. (which forms a part of larger land admeasuring approx. 4137.90 Sq.Mts.) being developed by M/s. Upvan Developers

- 1 Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri Uday Dhawan as L. S.;
 - (ii) M/s Mandviwala Qutub & Associates as Design Architect ;
 - (iii) M/s RECI Engineering Pvt.Ltd as Structural Consultant;
 - (iv) M/s Pankaj Dharkar & Associates as MEP Consultant;
 - (v) Shri Prakash 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 Mr.Prakash Gaikwad 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. 85,97,83,782/- (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 (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. 61,76,745/- (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 is estimated at Rs. 85,36,07,037/- 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 annexed hereto.

Yours faithfully,

Zakirhusain Chaugule

(License Number:- C/135/SS-1)

Encl. : Annexure - 1 : Table A

Annexure - 2 : Table B

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ANNEXURE 1 - TABLE A

Building Name : - Astrum

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building / wing as on 30th June 2021 date of Registration is 18th May, 2021	85,48,52,031
2	Cost incurred as on 30th June 2021 (based on the Estimated cost)	61,76,745
3	Work done in Percentage (in %) (as percentage of the estimated cost)	0.72%
4	Balance Cost to be incurred (based on the Estimated cost)	84,86,75,286
5	Cost incurred on Additional / Extra Items as on 30th June 2021 not included in the Estimated cost (Annexure A)	0

ANNEXURE 2 - TABLE B

Building Name : - Astrum

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th June 2021 date of Registration is 18th May, 2021	49,31,751
2	Cost incurred as on 30th June 2021 (based on the Estimated cost)	0
3	Work done in Percentage (in %) (as percentage of the estimated cost)	0%
4	Balance Cost to be incurred (based on the Estimated cost)	49,31,751
5	Cost incurred on Additional / Extra Items as on 30th June 2021 not included in the Estimated cost (Annexure A)	0