

ENGINEERS CERTIFICATE

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

Date: 05th June' 2021

To,

M/S. CHANDIWALA ENTERPRISES,
222/A, AL-Moonaz Arcade,
1st Floor, Opp. Post Office,
S. V. Road, Andheri (West),
Mumbai - 400 058.

Subject: Certificate of Cost Incurred for Development of (Pearl Heaven) for Construction of proposed Sale Building No. 4 comprising of 3 Wings, (A, B & C), situated on the Plot bearing CTS No. 57, 58 & 100 of Village Kondivita at Maheshwari Nagar, Kondivita Road, Andheri (East), Mumbai, demarcated by its boundaries by CTS Nos. 33, 34 & 38 to the North, by CTS Nos. 60 & 99A to the South, by CTS No. 60, 64/A/2 to the West, by 13.40 Meters wide Road to the East of Kokan division, Village Andheri, Taluka Andheri, District Mumbai Suburban Pin - 400 069 admeasuring 1926.42 Sq. Meters proportionate plot area being developed by M/S. CHANDIWALA ENTERPRISES.

Sir,

1. I, MR. VAGHELA KRUPESH DEEPAK CHETANA have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under Maha RERA being Sale Building No. 4 comprising of 3 Wings, (Wing A, B & C), building known as PEARL HEAVEN NO. 4 of the Plot bearing CTS No. 57, 58 & 100 of Kokan Division, Village Andheri Taluka Andheri District Mumbai Suburban PIN - 400 069 admeasuring 1926.42 Sq. Meters proportionate plot area being developed by M/S. CHANDIWALA ENTERPRISES.

Following technical professionals are appointed by Developers/
Promoter:

- i) Shri Ashish Solanki as Architect,
- ii) M/s. Sura & Associates as Structural Consultant,
- iii) Shri Vijay Kelkar as MEP Consultant,

Krupesh

iv) Mr. Altaf Hingora Quantily 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 calculation are based on the drawings/plans made available to us for the project under reference by the Developers and consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Altaf Hingora quantity surveyor appointed by Developers/Engineer, and the assumption of the cost of material, labour and other inputs made by developers, and the site inspection carried out by us.

3. We estimate total estimated cost of completion of the building/ Wings of the aforesaid project under reference as Rs. 62,00,00,000/- (total of table A and B). The estimated total cost of project is with reference to the Civil, MEP and allied work required to be completed for the purpose of obtaining occupation certificated/ completion certificate for the building(s) from the Municipal Corporation of Greater Mumbai (MCGM)/Slum Rehabilitation Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 5,12,15,659/- (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 work of the Building of the subject to obtain Occupation Certificate/ completion from Municipal Corporation of Greater Mumbai (MCGM)/ Slum Rehabilitation Authority (SRA) (Planning Authority) is estimated at Rs. 56,87,84,341/- (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 2 or called Pearl Regency (to be prepared separately for each Building/Wings of the Real Estate Project)

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Sr. No.	Particular	Amount
1.	Total Estimated Cost of the Building/ Wings as on 04.06.2021 date of Registration is	Rs. 46,00,00,000/-
2.	Cost incurred as on 04.06.2021 (based on the Estimated cost)	Rs. 4,66,99,533/-
3.	Work done in Percentage (as percentage of the estimated cost)	10 %
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 41,33,00,467/-
5.	Cost Incurred on Additional/Extra Items as on 04.06.2021 not included in the Estimated Cost (Annexure - A)	Rs. NIL

TABLE - 'B'

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particular	Amount
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 04.06.2021 date of Registration is	Rs. 16,00,00,000/-
2.	Cost incurred as on 04.06.2021 (based on the Estimated cost)	Rs. 45,16,126/-
3.	Work done in Percentage (as percentage of the estimated cost)	3%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs.
5.	Cost Incurred on Additional/Extra Items as on 04.06.2021 not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully,



MR. VAGHELA KRUPESH DEEPAK CHETANA
(BENG-13-522-26388-08441)

Cont. No. 9821130043

Address: G/204, Vikram Appt., New Maneklal Estate, Ghatkopar (W),
Mumbai - 400 086.

NOTE:

1. The scope of work is to complete enter Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. Quality survey can be done by office of Engineer or can be done by any independent Quality Surveyor, whose certificate of quality 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 Engineer, the name of the person in the office Engineers, who is responsible for the quantity calculated should be mentioned at the place marked.
3. The estimated cost includes all labor, 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.

K. K. K.