

MR. ALEX KUTTY V.L

Pancharatna Co. Operative HSG, Bldg. No. C-79, Room No. 1:1, Sec-6, Kalamboli, Navi Mumbai - 410218

Form 2 (UT) ENGINEER'S CERTIFICATE

Date: 22/09/2021

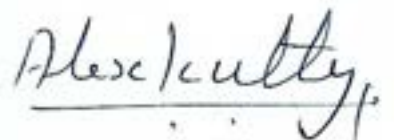
To,
M/s. METRO SATYAM DEVELOPERS
1204, 12th Floor, Maithili Signet,
Plot No 39/4, Sector- 30A, Vashi,
Navi Mumbai- 400 705.

Sub: Certificate of Cost Incurred for Development of REGENTS PARK KHARGHAR for Construction of 2 Towers (Ground +23 Upper Floor) building (s)/ A & B wing(s) of the 1 Phase situated on the Plot bearing Survey No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8 demarcated by its boundaries (latitude and longitude of the end points) 19 05 27.27N 73 04 38.67E, 19 05 25.05N, 73 04 40.6/E, 19 05 31.43N, 73 04 41.81E, 19 05 26.62N 73 04 46.09E, 19 05 29.08N 73 04 46.16 E of Village- Rohinjan, Taluka- Panvel, District- Raigad, PIN- 410210 admeasuring 7949 sq. mts. Area being developed by M/s. METRO SATYAM DEVELOPERS.

Sir,

I Mr. Alexkuty V. L. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 2 Towers (Ground +23 Upper Floor) building (s)/ A & B wing(s) of the 1 Phase situated on the Plot bearing Survey No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8 of Village- Rohinjan, Taluka- Panvel, District- Raigad, PIN- 410210 admeasuring 7949 sq. mts. Area being developed by M/s. METRO SATYAM DEVELOPERS.

1. Following technical professionals are appointed by Owner / Promoter :-
 - i) M/s AN.ARCH as Architect
 - ii) M/s Associated Structural Consultants LLP as Structural Consultant
 - iii) M/s Engineering Creation Public Health Pvt. Ltd. as MEP Consultant
 - iv) Mr. Alexkuty V. L. as Quantity Surveyor



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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. Alexkuty V. L.** quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labor 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. 86,25,75,000/- (Rupees Eighty Six Crore Twenty Five Lakh Seventy Five Thousand Only)** (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 **PANVEL MUNICIPAL CORPORATION** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 63,93,176/- (Rupees Sixty Three Lakh Ninety Three Thousand One Hundred & Seventy Six Only)** (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 **PANVEL MUNICIPAL CORPORATION** is estimated at **Rs. 85,61,81,824/- (Rupees Eighty Five Crore Sixty One Lakh Eighty One Thousand Eight Hundred & Twenty Four Only)** (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 :

Alexkuty V.L.

MR. ALEX KUTTY V.L

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TABLE A

REGENTS PARK KHARGHAR / A & B WING (PHASE- I)

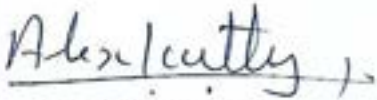
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the 2 nos. Towers / A & B wing as on 22/09/2021 date of Registration is	Rs. 82,15,00,000/-
2.	Cost incurred as on 22/09/2021 (based on the Estimated cost)	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 82,15,00,000/-
5.	Cost Incurred on Additional / Extra Items as on 22/09/2021 not included in the Estimated Cost (Annexure A)	NIL

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 22/09/2021. date of Registration is	Rs. 4,10,75,000/-
2.	Cost incurred as on (based on the Estimated cost)	Rs. 63,93,176/-
3.	Work done in Percentage (as Percentage of the estimated cost)	15.57%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,46,81,824/-
5.	Cost Incurred on Additional / Extra Items as on 22/09/2021 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Mr. Alexkutty V. L.
(Engineer)

Date: 22/09/2021

Place: Vashi, Navi Mumbai.