

P. J. THAKUR

A/202, Krishna Koyna Aprt
Lokmanya Nagar, Pada No. 3
Thane - 400606
Mobile no. 9224376979

FORM-2

ENGINEER'S CERTIFICATE

To,
M/s. Chaitya Developers
Office No.11 & 12, B-Wing,
Ground Floor, Shankeshwar
Darshan Bldg, Sheth
Motisha Lane, Mazgaon,
Mumbai-009.

Date: 21/09/2019

Sub: Certificate of Cost Incurred for Development of CHAITYA 777 Project for Construction of A Wing of the Ongoing Phase of the Project MahaRERA Registration Number -N A, situated on the Plot bearing C. S. No.777 of Mazgaon Division, situate at Dr. Babasaheb Ambedkar Road, Opp.Jaihind Cinema, Mumbai, admeasuring 5229.14 sq. mts. area being developed by M/s. Chaitya Developers, demarcated by its boundaries:

Land bearing C. S. No.779 & 1/779 to the North,
Land bearing C. S. No.776 to the South,
Land bearing by Dr. Babasaheb Ambedkar Road
Land bearing C. S. No.778 to the West.

Ref: MahaRERA Registration Number N A.

Dear Sir,

I, Mr. Pradeep J. Thakur have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of Wing A of the Ongoing Phase of Chaitya 777 Project, situated on the plot bearing C. S. No. 777 of Division Mazgaon, Mumbai 400012 admeasuring 5229.14 sq. mts. area being developed by M/s. Chaitya Developers.

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

- i. Mr. Rajendra Pagnis of M/s. Pagnis & Pagnis as L.S./Architect;
- ii. Mr. Nikhil Shanghvi of M/s. SACPL as Structural Consultant;
- iii. Mr. Rupesh Gujrati of M/s Electro-Mech Consultants Pvt. Ltd. as MEP Consultant;
- iv. Mr. Saurabh Chatterjee of M/s Skyline Architects as Design Architect.

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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 me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.919,900,000/- (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs.1,89,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate/Completion Certificate from MCGM (planning Authority) is estimated at Rs.901,000,000/- (Total of Table A and B).

4. 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 designated as Wing A or called "Chaitya 777"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Wing A as on date of Registration is	Rs.90,24,00,000/-
2	Cost incurred as on 21/09/2019 (based on the Estimated cost)	Rs. 1,89,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.09 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 88,35,00,000/-
5	Cost Incurred on Additional/Extra Items as on 21/09/2019 not included in the Estimated Cost (Annexure A)	NA

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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 date of Registration is	Rs.1,75,00,000/-
2	Cost incurred as on 21/09/2019 (based on the Estimated cost)	Rs.NIL
3	Work done in Percentage (as Percentage of the estimated cost)	Nil %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,75,00,000/-
5	Cost Incurred on Additional /Extra Items as on 21/09/2019 not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,



P.J. THAKUR (Licensed No. T/22/SS-I)

(Engineer)