

ENGINEER'S CERTIFICATE

Date: 31-03-2019

From,
Mr. Abdul Lateef Qureshi
6, Taqdeer Apartment,
Off L. J. Road, Near Paradise Cinema,
Mahim, Mumbai 400016.

To,
SMGK Developers Pvt. Ltd.
Gr. Floor, Hill Park A-1 Tower,
Capt Samant Road , Jogeshwari (W),
Mumbai 400102.

Sub: Certificate of Percentage of Completion of Construction Work the Project 'SMGK URBANA-Heights' [MahaRERA Registration Number P51800010146] situated on a portion of Plot bearing CTS No 31E/2/D(Part) demarcated by its boundaries (latitude and longitude of the end points) N19^ 08' 23.19797" to the North, N19^ 08' 21.13196" to the South, E 72^ 50' 25.81062" to the East E 72^ 50' 24.82543" to the West, village Bandivali, Taluka Andheri, District Mumbai Suburban PIN 400102 admeasuring 480sq.mts. area being developed by M/s. SMGK Developers Pvt. Ltd.

Ref: MahaRERA Registration Number P51800010146.

Sir,

I, Abdul Lateef Qureshi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, namely 'SMGK URBANA-Heights' situated on the Plot bearing CTS No. 31E/2/D(Part) of Village Bandivali , Taluka Andheri, District Mumbai Suburban PIN 400102 admeasuring 480sq.mts. area being developed by M/s SMGK Developers Pvt. Ltd.

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

- (i) 'Echelon Design Consultants' as Architect/Licensed Surveyor
- (ii) Sanjay Puri Architects as Design Architects
- (iii) M/s Shanghvi & Associates Pvt Ltd as Structural Consultant
- (iv) MAK MEP Consultants as MEP Consultant



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 me, 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. 53,75,00,000/- (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.

4. The Estimated Cost Incurred till date is calculated at Rs. 5,16,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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 MCGM (planning Authority) is estimated at Rs48,59,00,000 (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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29-07-17 date of Registration is	NA
2	Cost incurred as on 31-03-2019 (based on the Estimated cost)	NA

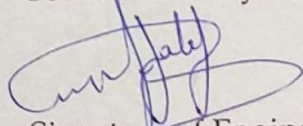


Sr. No.	Particulars	Amounts
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional / Extra Items as on 31-03-2018 not included in the Estimated Cost (Annexure A)	NA

Table B

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/ wing as on 29-07-17 date of Registration is	Rs. 53,75,00,000/-
2	Cost incurred as on 31-03-2019 (based on the Estimated cost)	Rs. 5,16,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	9.6%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.48,59,00,000/-
5	Cost Incurred on Additional / Extra Items as on 31-03-2019 not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully



Signature of Engineer

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)- NA