

FORM-2
Engineers Certificate

To

M/s. Gurukrupa Developers,
4/58, Kamal Mansion,
Haji N.A Azmi Marg,
Colaba, Mumbai 400005.

Subject: Certificate of cost Incurred for Construction Work of 1 no of building having 3 wings A , B and C known as Primus Residences defined as the Project [Maha RERA Registration... Number] situated on the Plot bearing C.T.S. Nos. 4097(part) , demarcated by its boundaries (latitude and longitude of the end points) 19° 4'30.56" N, 72° 51'0.28"E to the North, 19° 4'29.75" N, 72° 51'0.29"E to the South, 19° 4'30.10" N, 72° 51'1.77"E to the East , 19° 4' 30.17" N, 72° 50'59.17"E to the West of Division Konkan, Village Kolkalyan, Taluka Bandra, District Mumbai Suburban, PIN 400055, admeasuring 1434.50 sq.m area being developed by Gurukrupa Developers.

I **Jagdish Gangan** have undertaken assignment of certifying Total Estimated Cost and estimated cost incurred of Primus Residences, which is defined as the Project situated on the plot bearing C.T.S. Nos. 4097(part) , demarcated by its boundaries (latitude and longitude of the end points) 19° 4'30.56" N, 72° 51'0.28"E to the North, 19° 4'29.75" N, 72° 51'0.29"E to the South, 19° 4'30.10" N, 72° 51'1.77"E to the East , 19° 4' 30.17" N, 72° 50'59.17"E to the West of Division Konkan, Village Kolkalyan, Taluka Bandra, District Mumbai Suburban, PIN 400055, admeasuring 1434.50 sq.m area being developed by Gurukrupa Developers.

- 1 Following technical professionals are appointed by Owner / Promoter:-
 - a. Shri Shripad Nadkarni as L.S.
 - b. M/s Sterling Engg. Consultancy services Pvt. Ltd. as Structural Consultant
 - c. M/s Pankaj Dharkar & Associates as MEP Consultant
 - d. Shri Vinay Mavinkere 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. Vinay Mavinkere, quantity Surveyor 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 81,23,44,000.00** (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 obtaining occupation certificate / completion certificate for the building(s) from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4 The Estimated Cost incurred till date is calculated at **Rs. 13,27,67,000.00** (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 (planning Authority) is estimated at **Rs 67,95,77,000.00** 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 :

*Aash
Ashok Dangle*

Jagdish Gangan

TABLE - A
Primus Residences, A Wing

SR	PARTICULARS	AMOUNTS (INR)
1	Total Estimated cost of the building/wing as on 30.04.2017	203,860,000
2	Cost incurred as on 30.04.2017 (based on the Estimated cost)	9,811,000
3	Work done in Percentage (as Percentage of the estimated cost)	4.81%
4	Balance Cost to be Incurred (Based on Estimated Cost)	194,049,000
5	Cost Incurred on Additional /Extra Items as on 30.04.2017 not included in the Estimated Cost (Annexure A)	-

Primus Residences, B Wing

SR	PARTICULARS	AMOUNTS (INR)
1	Total Estimated cost of the building/wing as on 30.04.2017	202,378,000
2	Cost incurred as on 30.04.2017 (based on the Estimated cost)	25,717,000
3	Work done in Percentage (as Percentage of the estimated cost)	12.71%
4	Balance Cost to be Incurred (Based on Estimated Cost)	176,661,000
5	Cost Incurred on Additional /Extra Items as on 30.04.2017 not included in the Estimated Cost (Annexure A)	-

Primus Residences, C Wing

SR	PARTICULARS	AMOUNTS (INR)
1	Total Estimated cost of the building/wing as on 30.04.2017	165,397,000
2	Cost incurred as on 30.04.2017 (based on the Estimated cost)	14,394,000
3	Work done in Percentage (as Percentage of the estimated cost)	8.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	151,003,000
5	Cost Incurred on Additional /Extra Items as on 30.04.2017 not included in the Estimated Cost (Annexure A)	-

TABLE - B
For registered phase of project

SR	PARTICULARS	AMOUNTS (INR)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.04.2017	240,709,000
2	Cost incurred as on 30.04.2017 (based on the Estimated cost)	82,845,000
3	Work done in Percentage (as Percentage of the estimated cost)	34.42%
4	Balance Cost to be Incurred (Based on Estimated Cost)	157,864,000
5	Cost Incurred on Additional /Extra Items as on 30.04.2017 not included in the Estimated Cost (Annexure A)	-

Yours Faithfully

Jagdish Gangar

Handwritten signature: Jagdish Gangar

- 1 The scope of work is to complete entire Real Estate Project as per drawings approved from time to time to obtain Occupation Certificate /Completion Certificate
- 2 (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity 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 of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
- 3 The estimated cost includes all labour, 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

Annexure A

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

Not Applicable

~~Not~~
Not Applicable.


Jagdish Gargan