

FORM 2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: July 20, 2017

To,
M/s. Skystar Buildcon Pvt. Ltd.
5th Floor, Sunteck Centre,
37-40 Subhash Road,
Vile Parle (East),
Mumbai - 400057
Tel: +91-22- 42877800

Subject: Certificate of Cost Incurred for Development of **Sunteck City Avenue 1** for Construction of **3 Wings** of the - Phase (MahaRERA Registration Number -) situated on the Plot bearing CTS No. **112A** demarcated by its boundaries (latitude and longitude of the end points) **Nahar Singh Property** to the North **30 mtr wide Road** to the South **13.40 mtr. Wide Existing Road** to the East **CTS No. 120A, 129, 131 and 13.40 mtr wide Proposed DP Road** to the West of Division **Konkan** village **Goregaon** taluka **Malad** District **Mumbai Suburb** PIN **400104** admeasuring **8183.00** sq. mts. area being developed by **Skystar Buildcon Pvt. Ltd.**

Ref: MahaRERA Registration Number _____

Sir,

I **Manoj M. Mohole** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **3 Wings** of the - Phase situated on the plot bearing CTS No. **112A** of Division **Konkan** village **Goregaon** taluka **Malad** District **Mumbai Suburb** PIN **400104** admeasuring **8183.00** sq.mts. area being developed by **Skystar Buildcon Pvt. Ltd.**

Following technical professionals are appointed by Promoter :-

- (i) **M/s. Mandviwala Qutub & Associates** as Architect
- (ii) **M/s. Gokani Structural Consultant** as Structural Consultant
- (iii) **M/s. Eskayem Consultants Pvt. Ltd.** as MEP Consultant
- (iv) **Shri Manoj M. Mohole** as Quantity Surveyor

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Wings 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 **Shri Manoj M. Mohole** 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.
2. We estimate Total Estimated Cost of completion of the Wings of the aforesaid project under reference as **Rs 329,28,77,769/-** (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 wings from the **MMRDA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 130,80,90,880/-** (Total of Table A and B).
The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Wings of the subject project to obtain Occupation Certificate / Completion Certificate from **MMRDA** (planning Authority) is estimated at **Rs 198,47,86,889/-** (Total of Table A and B).
5. 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

Wing A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing as on 30/06/2017 date of Registration is	Rs 1,112,156,127
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs 616,209,733
3	Work done in Percentage (as Percentage of the estimated cost)	55.40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 495,946,394
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	NIL

TABLE A

Wing B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing as on 30/06/2017 date of Registration is	Rs 1,112,156,127
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs 616,209,733
3	Work done in Percentage (as Percentage of the estimated cost)	55.40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 495,946,394
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	NIL

TABLE A

Wing C

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing as on 30/06/2017 date of Registration is	Rs.850,539,558
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs.73,721,859
3	Work done in Percentage (as Percentage of the estimated cost)	8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.776,817,699
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	NIL

TABLE B

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 30/06/2017	Rs 218,025,944.48
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs 1,949,554.00
3	Work done in Percentage (as Percentage of the estimated cost)	1%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 216,076,390.48
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost	NIL

Yours Faithfully

Signature of Engineer

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as 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.