

FORM-2
ENGINEER'S CERTIFICATE

Date : April 30, 2017

To,
M/s. WADHWA REALTY PRIVATE LIMITED
Plot No. C – 59, 3rd Floor, PLATINA, G Block,
BKC, Bandra – East, Mumbai – 400098.

Subject: Certificate of Cost Incurred for Development of Anmol Fortune Tower E situated on the Plot bearing C. N. No./CTS No./Survey no./ Final Plot no. 58, 58/1 TO 76 demarcated by its boundaries (latitude and longitude of the end points) 19°9'54.79"N, 72°50'34.61"E & 19°9'54.51"N, 72°50'35.36"E to the North 19°9'53.71"N, 72°50'34.20"E & 19°9'53.46"N, 72°50'34.90" to the South 19°9'53.96"N, 72°50'35.59"E & 19°9'53.67"N, 72°50'35.48"E to the East 19°9'54.24"N, 72°50'33.91"E & 19°9'54.52"N, 72°50'34.04"E to the West of village Pahadi, Goregaon West District Mumbai PIN 400062 having Plinth area of 871.21 sq.mts. constructed on a larger property bearing C.N. No./CTS No./Survey no./ Final Plot no. 58, 58/1 TO 76 being developed by M/s. Wadhwa Realty Private Limited.

Sir,

I/ We Joshi Aishwarya Jayant for M/s S R Estimation Services have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Anmol Fortune Tower E situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 58, 58/1 to 76 of village Pahadi, Goregaon West District Mumbai, PIN 400062 having Plinth area of 871.21 sq.mts. constructed on a larger property bearing C.N. No/CTS No./Survey no./ Final Plot no. 58, 58/1 TO 76 being developed by M/s. Wadhwa Realty Private Limited.

On the said Property the Promoters have also constructed 2 other buildings i.e., Tower C & F. Tower C is completed & Occupation Certificate thereof has been received and the same is occupied by the Flat Purchasers. Tower F is under construction.

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

- (i) Ar. Abhijeet Mehta as Liaisoning Architect ;
- (ii) M/s. JW Consultants LLP as Structural Consultant
- (iii) M/s. MEP Consulting Engineers as MEP Consultant
- (iv) Shri. Rohit Katkar Services 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 Shri. Rohit Katkar 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. 135,22,07,436 /- (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 Brihanmumbai Municipal Corporation (BMC) being the Planning Authority under whose jurisdiction the aforesaid project is being Implemented.

4. The Estimated Cost Incurred till April 30, 2017 is calculated at Rs. 43,04,99,843 /- (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 Brihanmumbai Municipal Corporation (BMC) (planning Authority) is estimated at Rs. 92,17,07,593 /- (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
Building / Wing bearing Number E or called Anmol Fortune Tower E

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on April 30, 2017 of Registration is	Rs. 125,83,26,982 /-
2	Cost incurred as on April 30, 2017 (based on the Estimated cost)	Rs. 41,40,25,089 /-
3	Work done In Percentage (as Percentage of the estimated cost)	32.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 84,43,01,893 /-
5	Cost Incurred on Additional /Extra Items as on _____not Included In the Estimated Cost (Annexure A)	Rs. _____/-

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 April 30, 2017 date of Registration is	Rs. 9,38,80,454 /-
2	Cost incurred as on April 30, 2017 (based on the Estimated cost)	Rs. 1,64,74,755 /-
3	Work done in Percentage (as Percentage of the estimated cost)	17.55 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,74,05,699 /-
5	Cost Incurred on Additional /Extra Items as on _____ not Included in the Estimated Cost (Annexure A)	Rs. _____ /-

Yours Faithfully,

Joshi Alshwarya Jayant

For M/s. S. R. Estimation Services

For S. R. Estimation Services

Signature of Engineer

PRN no. - 1000004288