

VIKRANT KOTHARI

[ME - CIVIL]

ENGINEER'S CERTIFICATE

(FORM-2)

(Jan -March 2023)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 05/01/2024

To,

Mr. Gangaram Rajlingam Mukund

Partner of M/s. Imperial Lifestyle Pvt. Ltd.

Shop C-111, Building No-2,

Shivshrushti Complex, Nallasopara East.

Subject: Certificate of cost incurred for development of the building **Imperial Splendora Wing A, B, D (Building No-9)** having MahaRERA registration number **P99000027833** obtained situated on the land bearing **Survey No.-274/1,274/2,275/1,275/2** at village: **Gokhivare**, Taluka: Vasai, Dist.: Palghar. to the West of Division-Konkan, Village -Navghar, Taluka-Vasai, District- Palghar. Admeasuring, Built up area **19103.69** sq.mts. area being developed by M/s. Imperial Builders through its partner Mr. Gangaram Rajlingam Mukund as per Approved Plan vide no. **VVCMC/TP/RDP/VP-0329,0815&0509/253/2022-23 Dated: 29/07/2022 (Wing A) & VVCMC/TP/RDP/VP-0329,0815 & 0509/254/2022-23 Dated: 29/07/2022 (Wing B) & VVCMC/TP/RDP/VP-0329,0815 & 0509/256/2022-23 Dated: 29/07/2022 (Wing D)**

Sir,

1. I Mr. Vikrant Kothari have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed under MahaRERA, being **Imperial Splendora Wing A,B,D (Building No-9)** of the Project situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot No. Survey No.-274/1,274/2,275/1,275/2 at village: **Gokhivare**, Taluka: Vasai, Dist.: Palghar admeasuring Built up area **19103** sq. mts. area being developed by M/s. Imperial Lifestyle Pvt. Ltd. through its partner **Mr. Gangaram Rajlingam Mukund**.

Following technical professionals are appointed by Owner / Promoter: -

- (i) M/s. Sanat Mehta & Associates as Architect;
 - (ii) M/s. Dilip Parekh as Structural Consultant
 - (iii) M/s. Wisetech as MEP Consultant.
 - (iv) Mr. Umesh Saroj
2. We have estimated the cost of the completion to obtain Occupation 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 **Dilip Parekh Consultants** (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

ADD: G/2, Chitra Bhavan, Opp Manickpur Police Station, Ambadi Rd, Vasai west. Ph-9970699774

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 96,71,13,000/-** (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 for the building(s) from the V.V.C.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 40,64,26,677/-** (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 from V.V.C.M.C. (planning Authority) is estimated at **Rs. 56,06,86,323/-** (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 Imperial Splendora (Building No-9)

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on (Date of registration) is	Rs. 70,92,16,200/-
2	Cost incurred as on 31/03/2023 (based on the Estimated cost)	Rs. 37,83,48,789/-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 33,08,67,411/-
5	Cost Incurred on Additional/ Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL /-

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. 25,78,96,800/-
2	Cost incurred as on 31/03/2023 (based on the Estimated cost)	Rs. 2,80,77,888/-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 22,98,18,912, /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully



Signature
(Mr. Vikrant Kothari)

Agreed & Accepted By,



M/s. Imperial Lifestyle Pvt Ltd through
Director Mr. Gangaram R Mukund

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