



UNISTEPS CONSULTING PVT LTD

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: 17/10/2020

To
Dev Pooja Builders Pvt Ltd,
102, Sanghvi Villa,
75 SV Road,
Irla, andheri west,
Mumbai, 400 058.

Subject: Certificate of Cost Incurred for Development of proposed building known as "Aura Building" For construction of 1 Building situated on the Plot bearing C.T.S. no. 169/A/2 and 170 demarcated by its boundaries. 9M road to the North, C.T.S. No. 169/A/1 to the South 9M Road to the East & 18.30M Road to the West, Division- Mumbai, Village - Borivali, State Maharashtra, PIN 400 092, admeasuring 3537 sq. mts. Plot being developed by M/S Dev Pooja Builders Pvt. Ltd.

Ref: Maha RERA Registration Number -

Dear Sir,

I/ We M/s. Unisteps Consulting Pvt. Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project *proposed to be* registered under MahaRERA, being 1 building situated on the Plot bearing Final Plot no. 169/A/2 and 170 Demarcated by its boundaries, 9M road to the North, C.T.S. No. 169/A/1 to the South 9M Road to the East & 18.30M Road to the West, Division- Mumbai, Village - Borivali, State Maharashtra, PIN 400 092, admeasuring 3537 sq. mts. Plot being developed by M/S Dev Pooja Builders Pvt. Ltd.

- 1) Following technical professionals are appointed by M/s. Owner
 - i) M/s Shri Yomesh Rao as L.S. / Architect;
 - ii) M/s. H M Raje Structural Consultant Pvt Ltd as Structural Consultant
 - iii) M/s. Unisteps Consulting Pvt Ltd as MEP Consultant
 - iv) M/s. Unisteps Consulting Pvt Ltd 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 M/s. Unisteps Consulting Pvt Ltd 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 ₹ **72,38,00,400/-** (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.



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- 4) The Estimated Cost Incurred till date is calculated at ₹ 0 /- (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 ₹ 72,38,00,400 /- (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.

Building is known as Aura:

TABLE A

Sr. No.	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on _____ date of Registration is	₹ 72,38,00,400/-
2	Cost incurred as on 17-10-2020 (based on the Estimated cost)	₹ 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 72,38,00,400/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

TABLE B

(Cost of Infra Works in the Plot Premise to be placed here)

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	-



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2	Cost incurred as on _____ (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

Yours Faithfully

KAILASH ANWALA
(Licence No- NA)