

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: 25-07-2017

To

Hubtown Limited

Plaza Panchsheel,
'A' Wing, 5th Floor,
501 Hughes Road,
B/h Dharam Palace,
Grant Road (West),
Mumbai – 400 007.

Subject: Certificate of Cost Incurred for Development of The Premiere Residences – 'Beverly' (Residential Tower 1B as per approved Plans) of the Project [RERA Registration Number] situated on the Plot bearing CTS No 141-A at Mudran Kamgar Nagar, Andheri (W), Mumbai demarcated by its boundaries (latitude and longitude of the end points) RG sub plot to the North, Sale sub plot to the South, Sale Tower 1A to the East, Sale Tower 1C to the West of village Ambivali taluka Andheri District Mumbai Suburban admeasuring 504.46 sq.mts area being developed by M/s. Hubtown Limited.

Ref: MahaRERA Registration Number _____

Sir,

I, Rajeevan Paramban have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being The Premiere Residences – 'Beverly' (Residential Tower 1B as per approved Plans) of the Project [RERA Registration Number] situated on the Plot bearing CTS No 141-A at Mudran Kamgar Nagar, Andheri (W), Mumbai demarcated by its boundaries (latitude and longitude of the end points) RG sub plot to the North, Sale sub plot to the South, Sale Tower 1A to the East, Sale Tower 1C to the West of village Ambivali taluka Andheri District Mumbai Suburban admeasuring 504.46 sq.mts area being developed by M/s. Hubtown Limited.

1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) M/s. Citygold Management Services Pvt Ltd as L.S. / Architect ;
 - (ii) M/s. Global Engineering Services as Structural Consultant
 - (iii) M/s. Electro Mech Consultant as MEP Consultant
 - (iv) Rakesh Palewar 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 Rakesh Palewar 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 73,19,51,700 /-** (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 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. 4,80,51,600 /-**. 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 is estimated at **Rs 68,39,00,100 /-** (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 ABuilding/Wing bearing Number '**Beverly**'/ **Residential Tower 1B****(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 25-07-2017 date of Registration is	Rs. 64,46,96,300 /-
2	Cost incurred as on 25-07-2017 (based on the Estimated cost)	Rs. 4,80,51,600 /-
3	Work done in Percentage (as Percentage of the estimated cost)	7.45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 59,66,44,700 /-
5	Cost Incurred on Additional /Extra Items as on 25-07-2017 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 25-07-2017 date of Registration is	Rs. 8,72,55,400 /-
2	Cost incurred as on 25-07-2017 (based on the Estimated cost)	Rs. 0.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,72,55,400 /-

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Cost Incurred on Additional /Extra Items

Rs. NIL /-

as on 25-07-2017 not included in
the Estimated Cost (Annexure A)

Yours Faithfully



Rajeevan Paramban

*** 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.

Annexure A – Not Applicable

List of Extra / Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)