

ENGINEER'S CERTIFICATE

To
Neelyog Construction Pvt Ltd,
Unit No.1037, 10th Floor,
N.S.Phadke Road, Andheri(East),
Mumbai-400069

Subject:- Certificate of Cost Incurred for Development of Rehab Building No.6 & Sale Building No.7 to be known as Neelyog Virat Wing B developed as part of SRA scheme on land bearing on land bearing CTS Nos. 482 to 485 , 489 to 501 , 502(pt) to 509 & 514 of village Malad -Khot Kuva Road, Malad East Mumbai -400097

Developer: **Neelyog Construction Pvt Ltd**

Project Land: 3086.36 sq.mtr being project land earmarked for construction of sale building No.7 to be known as Neelyog Virat wing B

Location: North- CTS no 392 Village Malad ; East- Western Express Highway No.1; West- CTS No.502 of Village Malad; South CTS no 502 of Village Malad

Ref:- RERA Registration Number -Applied For

Sir,

I K.O.Devasia have undertaken assignment of certifying Estimated Cost for Rehab Building No 6(Part), Rehab Building No9 (Part) & Sale Building No.7 to be known as Neelyog Virat Wing B being part of SRA Scheme on the plot bearing CTS No. 482 to 485 , 489 to 501 , 502(pt) to 509 & 514 of village Malad -Khot Kuva Road, Malad East Mumbai 400097 and being constructed on project land admeasuring 3086.36 sq.mts. and developed by Neelyog Construction Pvt Ltd.

1. Following technical professionals are appointed by owner/promoter:-

- (i) M/s Tandel & Associates as Architect;
- (ii) Shreeji Consultants as Structural Engineer;
- (iii) Shri Deepak Jaiswal as Site supervisor *

2. I 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. The estimated cost calculation are based on

the Drawings/plans made available to me for the projects under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by me and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I estimate total Estimated cost of completion of Rehab Building No.6 (Part) and Rehab Building No 9 (part) as Rs.1253 lacs & Sale Building No.7 to be known as Neelyog Virat Wing B as Rs. 2720 lacs (two level basement , ground/Stilt , Podium ,service floor plus 22 floors) .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 from the Slum Rehabilitation Authority being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. 670 lacs for Rehab Building No.6 (Part) and at Rs. 842 lacs for Sale Building No.7 to be known as Neelyog Virat Wing B. The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
5. The Rehab Building No.6 is complete in all respect and awaiting Occupation Certificate. The balance cost of completion of Rehab Building No 9(part) and the civil, MEP and Allied work of the Sale Building No.7 to be known as Neelyog Virat Wing B of the subject project to obtain Occupation Certificate/Completion Certificate from Slum Rehabilitation Authority is estimated at Rs. 2461 lacs.
6. I certify that the cost of the civil, MEP and allied work of the aforesaid project as completed on the date of this certificate is as given in table A and B below.

TABLE - A
Project known as Neelyog Virat wing B

Sr.No	Particular	Sale Building NO 7 Wing B Amount (Rs.) (Lacs)	Rehab Building No.6 (pt) & 9(pt) Amount (Rs.) (Lacs)	Total Amount (Rs). (Lacs)
1	Total Estimated cost of the building known as Neelyog Virat Wing B as on 31.05.2017	2720.00	1253.00	3973.00
2	Cost incurred as on 31.05.2017 (based on the Estimated cost incurred)	842.00	670.00	1512.00
3	Work done in percentage (as percentage of the estimated cost)	31%	53%	38%

4	Balance cost to be incurred (based on Estimated cost)	1878.00	583.00	2461.00
5	Cost incurred on additional/extra items as on 31.05.2017 not included in the Estimated cost	Nil	Nil	Nil

TABLE - B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr.No.	Particular	Sale Building NO.7 Wing Amount (Rs.) (Lacs)	Rehab Building No 6 & (Amount (Rs.) (Lacs)	Total Amount (Rs). (Lacs)
1	Total Estimated cost of the Internal and External development work including amenities and facilities in the layout as on 31.05.2017	NA	NA	NA
2	Cost incurred as on 31.05.2017 (based on the Estimated cost incurred)	NA	NA	NA
3	Work done in percentage (as percentage of the estimated cost)	NA	NA	NA
4	Balance cost to be incurred (based on Estimated cost)	NA	NA	NA
5	Cost incurred on additional/extra items as on 31.05.2017 not included in the Estimated Cost	NA	NA	NA

Yours faithfully,

(K.O.Davasia)
(License No. D/104/SS-I)

Place: Mumbai
Date : 20th July 2017

*Note

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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. The estimated cost includes all labour, material, equipment and machinery including on site development & Infrastructure cost.
 3. 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.
 4. All components of work with specification are indicative and not exhaustive.