



FORM-2

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: 25/07/17

To,
M/s. Merit Magnum Construction
Formerly known as Vimal Builders),
Samruddhi, Office Floor,
Plot No. 157,
18th Road,
Near Ambedkar Garden,
Chembur (E),
Mumbai – 400 071.

Subject: Certificate of Cost Incurred for Development of TERAFORM LOTUS
(Building Type “D” - Phase – I of the Project (RERA Registration Number _____)
situated on the Plot bearing S.No. 7/15, 8/2/2, 8/4,8/5, 8/6, 8/7, 9/2/2, 10/2 &9/4B,Division
Konkan, village Vadvali, taluka& District Thane, PIN - 400 615 admeasuring 13650.00sq.mts.
area being developed by M/s. Merit Magnum Construction (formerly known as M/s. Vimal
Builders).

Ref: MahaRERA Registration Number-----

Sir,

We Gem Engserv Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building(s)/ Wing(s) of the Phase situated on the plot bearing S.No. 7/15, 8/2/2, 8/4,8/5, 8/6, 8/7, 9/2/2, 10/2 &9/4B,Division Konkan, village Vadvali, taluka& District Thane, PIN - 400 615 admeasuring 13650.00sq.mts. area being developed by M/s. Merit Magnum Construction (formerly known as M/s. Vimal Builders).

1. Following technical professionals are appointed by Owner/Promoter: -
 - (i) Shri. Sandeep Prabhu as L.S./Architect;
 - (ii) M/s. H M Raje Structural Consultants Pvt. Ltd. as Structural Consultant
 - (iii) M/s. Eskayem Consultants as MEP Consultant
 - (iv) M/s Gem Engserv. 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

Gem Engserv Private Limited
CIN: U74120MH2003PTC255170

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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 Gem Engserv. 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 **Rs. 13,96,15,000/-** *Thirteen crores ninety six lacs fifteen thousand only* (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 Thane Municipal Corporation (TMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

(Note: There is a common Podium (with RG) in the same master layout which includes an Underground Sewage Treatment Plant (STP) and mechanical car parking system. The total cost of this STP, Elevated Podium/RG and car parking system along with hardscaping of the RG is estimated to be approx. Rs. 5,76,15,000/- This cost is included along with the building construction estimate of the building of approx. Rs. 8,20,00,000/- giving the total above as Rs. 13,96,15,000/-

4. The Estimated Cost Incurred till date is calculated at **Rs. 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 Thane Municipal Corporation (TMC) is estimated at **Rs. 13,96,15,000/-** *Thirteen crores ninety six lacs fifteen thousand only* (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 type 'D' - Terraform Lotus - Wing A & wing B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.05.17 Date of Registration is	Rs. 8,20,00,000/-
2	Cost incurred as on 31.05.17 (based on Estimated cost)	Rs. 0
3	Work done in Percentage (as percentage of the Estimated cost)	0%
4	Balance Cost to be incurred (Based on estimated cost)	Rs. 8,20,00,000/-
5	Cost incurred on Additional/Extra Items as on 31.05.17 not included in the Estimated cost (Annexure A)	Rs. 0

TABLE B

This is the cost of the complete the common Podium/Stilt with STP, Mechanical Car Parking System and elevated RG area)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.05.17 Date of Registration is	Rs. 5,76,15,000/-
2	Cost incurred as on 31.05.17 (based on Estimated cost)	Rs. 0
3	Work done in Percentage (as percentage of the Estimated cost)	0%
4	Balance Cost to be incurred (Based on estimated cost)	Rs. 5,76,15,000/-
5	Cost incurred on Additional/Extra Items as on 31.05.17 not included in the Estimated cost (Annexure A)	Rs. 0

Yours Faithfully

S. V. Anand
Signature of Engineer



Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

N.A.