

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date : 29/07/2017

To

Suraj Estate Developers Pvt. Ltd.
B/15, Mahim Mata Building
Marinagar Colony
Mahim (W)
Mumbai 400016

**Subject : Certificate of Percentage of Completion of Construction Work of “
Luisandra” at F.P. No. 1/274, situate at S.K. Bole Road & Gokhale Road North, Dadar
(W), Mumbai 400028.**

1 No. of Building, of the Project [Maha RERA Registration Number] situated on the Plot bearing Final Plot No. 1/274 demarcated by its boundaries (latitude and longitude of the end points) Deni Sandra Bldg. to the North; Bank of Maharashtra Bldg. to the South; S.K. Bole Road to the East; Gokhale Road North to the West admeasuring 2782.63 sq.mts. area being developed by Suraj Estate Developers Pvt. Ltd.

Sir,

I, Mr. Sarthak Thekade have undertaken assignment as Quantity Surveyor of certifying Percentage of Completion of Construction Work of “Luisandra” – 1 No. of Building of the Project, situate at S.K. Bole Road & Gokhale Road North, Dadar (W), Mumbai 400028 admeasuring 2782.63 sq.mts. Area being developed by Suraj Estate Developers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Mr. Uday Shah, Architect as L.S. / Architect ;
- (ii) M/s. Struct Bombay Consultant, as Structural Consultant
- (iii) M/r. G.G. Barve as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number _____ under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

1. 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

_____ 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 16,72,27,533/- (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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 32,80,456/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 _____ (planning Authority) is estimated at Rs. 16,39,47,077/- (Total of Table A and B).
5. 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 /Wing bearing Number _____ or called _____

(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 29/7/2017 date of Registration is	Rs. 16,72,27,533/-
2	Cost incurred as on 29/7/2017 (based on the Estimated cost)	Rs. 32,80,456 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.02 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,39,47,077/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in	---

the Estimated Cost (Annexure A)

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 29/7/2017 date of Registration is	Rs. 16,72,27,533 /-
2	Cost incurred as on 29/7/2017 (based on the Estimated cost)	Rs. 32,80,456 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.02 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,39,47,077/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. --- /-

Yours Faithfully,


29/07/2017

SARTHAK TEKADE
CIVIL ENGINEER

*** 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

List of Extra / Additional Items executed with Cost

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