

KAUSHIK H. CHANDAWALLA

B. E. (CIVIL) M. I. E.

A - 804, Kalpavruksh Garden - 1, Link Road, Mahavir Nagar, Kandivali (West), Mumbai - 400067

(+91) 98673 29534

FORM-2 ENGINEER'S CERTIFICATE

Date: 2nd July 2017

To

M/s KABRA & ASSOCIATES,
KABRA GROUP, 10th Floor,
Kamla Hub, N. S. Road, JVPD Scheme,
Vile Parle (West), Mumbai - 400 049

Subject: Certificate of Cost Incurred for Development of "KABRA METRO-ONE" (A Redevelopment of "Pratap CHSL") for Construction of 01 No. of Building(s)/02 Wing(s) (A & B) of the Single Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing C.N. No./CTS No./Survey no./ Final Plot no 833/15 demarcated by its boundaries (latitude and longitude of the end points) N-19°07'49.98667" E-72°49'19.22276" to the North-West, N-19°07'48.18791" E-72°49'22.71775" to the South-East, N-19°07'49.17696" E-72°49'22.94731" to the North-East, N-19°07'49.04300" E-72°49'18.98129" to the South-West of Division Konkan, village Ambivali, taluka Andheri, District Mumbai Suburban PIN 400 058 admeasuring 3558.75 sq.mts. area being developed by M/s KABRA & ASSOCIATES.

Ref: MahaRERA Registration Number (Applied For)

Sir,

I Kaushik Chandawalla have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **KABRA METRO-ONE" (A Redevelopment of "Pratap CHSL") for Construction of 01 No. of Building(s)/02 Wing(s) (A & B) of the Single Phase** situated on the plot bearing C.N. No./CTS No./Survey no./ Final Plot no 833/15 of Division Konkan village Ambivali taluka Andheri District Mumbai Suburban PIN 400 058 admeasuring 3558.75 sq.mts. area being developed by **M/s KABRA & ASSOCIATES**

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

- (i) Shri Hemant Talaty as Planning Architect;
- (ii) M/s GVS Architect & Associates / Arch Chinmay Jani as Liasioning Architect
- (iii) M/s Reza Kabul Architects Pvt Ltd. / Arch Reza Kabul as Designing Architect
- (iv) M/s ASCENT /Shri Shriniwasan Mahamuni as Structural Consultant
- (v) M/s MAK MEP Consultant /Shri Maniram Varma as MEP Consultant
- (vi) Shri Mr. Kaushik Chandawalla 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




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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 Mr. Kaushik Chandawalla 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.74,57,97,703/-** (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.

The Estimated Cost Incurred till date is calculated at **Rs. 11,19,97,584/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

1. 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 (planning Authority) is estimated at **Rs. 63,38,00,119/-** (Total of Table A and B).
2. 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 **KABRA METRO-ONE**" (A Redevelopment of "Pratap CHSL") for Construction of **01** No. of Building(s)/**02** Wing(s) (A & B) of the Single Phase

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30 th April 2017 date of Registration is	Rs. 74,57,97,703/-
2	Cost incurred as on 30 th April 2017 (based on the Estimated cost)	Rs. 11,19,97,584/-
3	Work done in Percentage (as Percentage of the estimated cost)	15.02%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 63,38,00,119/-
5	Cost Incurred on Additional /Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	Rs. Nil /-



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TABLE B: Not Applicable

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. NA /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. NA /-
3	Work done in Percentage (as Percentage of the estimated cost)	NA %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NA /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NA /-

Yours Faithfully
Signature of Engineer

K. H. Chandawalla



MR. KAUSHIK CHANDAWALLA

* 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)