

FORM-2
ENGINEER'S CERTIFICATE

Date : 01st December 2020

To,
Sugee Developers Pvt. Ltd.
3rd Floor, Nirlon House,
Dr. Annie Besant Road,
Opp. Sasmira College,
Worli, Mumbai – 400 030.

Sub : Certificate of Cost Incurred for Development of project “Atharva”, No. of Building 01, Wings 04 of the project (New Registration) situated on the Plot bearing Final Plot No. 2/580 & 3/580 of TPS IV Mahim Division, Cadastral Survey No. 1303 of Lower Parel division demarcated by its boundaries (latitude and longitude of the end points) adjoining by the property belonging to the open plot of M.H. & A.D.A to the North, adjoining by the property belonging to Lodha Grandeur to the South, adjoining by the property belonging to Priyadarshini CHS and Stree Hit Karini to the East, adjoining by the property belonging to Inder Tower Annex to the West of Village G-South/North, Taluka Ward G-South/North, District Mumbai City, Kakasaheb Gadgil Marg, Prabhadevi, Mumbai – 400025, admeasuring 3430.3 sq.mts. area being developed by Sugee Developers Pvt. Ltd.

Ref : MahaRERA Registration Number (New Registration)

Sir,

I/We, Harold Pereira have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, situated on the plot bearing C.S.No. 1303 of Lower Parel Division, Final Plot No. 2/580 & 3/580 of Division Mahim, Village G-South/North, Taluka G-South/North, District Mumbai City, Pin 400 025, admeasuring 3430.3 sq.mts. area being developed by Sugee Developers Pvt. Ltd.

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) Tryfour Architects – Mr. Nitin Gunjal as Architect
 - (ii) JW Consultants LLP as Structural Consultant
 - (iii) Ambrosia Designs Pvt. Ltd. as MEP Consultant
 - (iv) Shri. Apoorva Shah as Site Supervisor
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 Ravindra Patne 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. 76,89,24,444/- (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 MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,22,790/- (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 MHADA (planning Authority) is estimated at Rs.76,86,01,654/- (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:

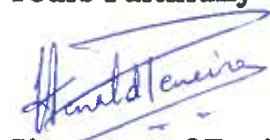
TABLE A
Building called Shubhada
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30 th Nov. 2020 date of Registration is	Rs. 76,89,24,444/-
2	Cost incurred as on 30 th Nov. 2020 (based on the Estimated cost)	Rs. 3,22,790/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.04%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 76,86,01,654/-
5	Cost Incurred on Additional /Extra Items as on 30 th Nov. 2020 not included in the Estimated Cost (Annexure A)	Rs. 0/-

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 _____ date of Registration is	Rs. _____ /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. _____ /-
3	Work done in Percentage (as Percentage of the estimated cost)	Rs. _____ /-
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____ /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Yours Faithfully



Signature of 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)