

Kush Kumar Jain (B.E. CIVIL)

(Quantity Surveyor)

FORM - 2 ENGINEER'S CERTIFICATE

Date: 09/10/2017

To,

M/s. Sai Uma Corporation, Manhattan,
Opposite Crown Building,
Hiranandani Estate, Patli Pada, G.B. Road,
Thane - 400615

Subject: Certificate of Cost Incurred for Development of Manhattan for Construction of 1 no. of buildings situated on the Plot bearing ~~C.N. No. /CTS No. /Survey No. /Final Plot No.~~ SN-128,129/1, 129/2A, 129/3, 129/4,130,131/1(P) and 132 at Village Kavesar demarcated by its boundaries,

EAST SIDE - LATITUDE - 19°15'34.10"N; LONGITUDE- 72°58'44.61"E.

WEST SIDE - LATITUDE - 19°15'35.67"N; LONGITUDE- 72°58'40.37"E.

NORTH SIDE - LATITUDE - 19°15'36.99"N; LONGITUDE- 72°58'43.40"E.

SOUTH SIDE - LATITUDE - 19°15'32.55"N; LONGITUDE- 72°58'41.87"E.

Rosa Royal Building to the North

Vasant Leela Building to the South,

Hiranandani Estate to the East

Wagbil Road to the West of Division Kavesar Village Taluka Thane District

Thane PIN 400615 admeasuring 12785.46 Sq.mts. area being Developed by

M/s. Sai Uma Corporation

Ref: MahaRERA Registration Number P51700007107

Sir,

I/ We **Kush Kumar Jain** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHARERA, being 1 no's of Buildings situated on the Plot bearing ~~C.N. No. /CTS No. /Survey No. /Final Plot No.~~ SN-128,129/1, 129/2A, 129/3, 129/4,130,131/1(P) and 132 at Village Kavesar Taluka Thane District Thane PIN 400615 admeasuring 12785.46 Sq.mts. area being developed by M/s. Sai Uma Corporation.

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

- (i) M/s. **10 Folds Architect & Consultants Pvt. Ltd** as Architect;
- (ii) M/s. **Raje Structural Consultants** as Structural Consultant;
- (iii) M/s. **Electro-Mech Consultants Pvt.Ltd.** as MEP Consultant
- (iv) **Shri Kush Kumar Jain** 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 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 **Kush Kumar Jain**,



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quantity surveyor* appointed by Developer and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

I /We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rest. 1,18,00,00,000 (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 obtaining occupation certificate / completion certificate for the building(s) from the Thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. 27,14,25,490 (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. 90,85,74,510 (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 TOWER NO. 1 known as BRONX

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing As on 30/09/2017 date of Registration is	Rs. 96,35,00,000
2	Cost incurred as on 30/09/2017 (Based on the estimated cost)	Rs. 24,63,70,145
3	Work done in Percentage (As Percentage of the estimated cost)	25.57 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 72,71,29,855
5	Cost Incurred on Additional /Extra Items As on 30/09/2017 not included in the Estimated Cost (Annexure A)	NIL



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Building Commercial known as FIFTH AVENUE

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing As on 30/09/2017 date of Registration is	Rs. 16,50,00,000
2	Cost incurred as on 30/09/2017 (Based on the estimated cost)	Rs. 2,50,55,345
3	Work done in Percentage (As Percentage of the estimated cost)	15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,99,44,655
5	Cost Incurred on Additional /Extra Items As on 30/09/2017 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Building /Wing bearing Number TOWER NO. 1 known as BRONX

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

Sr. No. (1)	Particulars (2)	Amounts (3)
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. 4,55,00,000
2	Cost incurred as on 30/09/2017 (based on the estimated cost).	NIL
3	Work done in Percentage (As Percentage of the estimated cost).	00 %
4	Balance Cost to be Incurred	Rs. 4,55,00,000
5	Cost Incurred on Additional /Extra Items As on 30/09/2017 not included in the Estimated Cost (Annexure A).	NIL



Kush Kumar Jain (B.E. CIVIL)

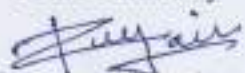
(Quantity Surveyor)

Building Commercial known as FIFTH AVENUE

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

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
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. 60,00,000
2	Cost incurred as on 30/09/2017 (based on the estimated cost).	NIL
3	Work done in Percentage (As Percentage of the estimated cost).	00 %
4	Balance Cost to be Incurred	Rs. 60,00,000
5	Cost Incurred on Additional /Extra Items As on 30/09/2017 not included in the Estimated Cost (Annexure A).	NIL

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 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 must 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.
- All components of work with specifications are indicative and not exhaustive.