

PIYUSH J. PINJANI

B.E. Civil

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FORM-2 ENGINEER'S CERTIFICATE

Date: July 18, 2017

To,
The Keystone Lifespaces Private Limited,
1103, The Affaires, Plot No. 9, Sector 17,
Palm Beach Road, Sanpada, Navi Mumbai - 400 705.

Subject: Certificate of Cost Incurred for Development of Project - Keystone Solista for Construction of one building situated on the Plot bearing Final Plot No 06 demarcated by its boundaries (latitude and longitude of the end points) 73°00'48.09" - 19° 01' 02.59"; 73°00'48.80" - 19° 01' 03.32"; 73°00' 49.32" - 19° 01' 01.45"; 73° 00' 50.06" - 19° 01' 02.22") Plot No. 07 to the North, 20mtr wide road to the South, Plot No. 05 to the East, Plot No. 6A to the West situated at Sector No-38, Nerul, Navi Mumbai Taluka, District-Thane, PIN-400706 admeasuring 1538.00 sq.mts area being developed by "Keystone Lifespaces Private Limited".

Sir,

I/~~We~~ Shri. Piyush Jaikishan Pinjani, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered [under MahaRERA Registration Number Newly applied], being "Keystone Solista" situated on the Plot bearing Final Plot No situated at Sector No-38, Nerul, Taluka - Navi Mumbai, District -Thane, PIN - 400706 admeasuring 1538.00 sq.mts. area being developed by Keystone Lifespaces Private Limited.

Following Technical Professionals are appointed by the Owner/Promoter:-

- (i) M/s **Dimension Architects as L.S.** / Architect;
- (ii) M/s. **Dimension Architects** as Municipal Architect;
- (iii) M/s. **JW Consultants** as Structural Consultant;
- (iv) M/s. **Anil Verma Consultants** as MEP Consultant;
- (v) Shri **Piyush Jaikishan Pinjani** as Quantity Surveyor *

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 Shri Piyush Jaikishan Pinjani, 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 of the aforesaid project under reference as Rs. 15,76,02,330/- (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 from the Navi Mumbai Municipal Corporation (NMMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. 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.
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 Navi Mumbai Municipal Corporation (Planning Authority) is estimated at Rs 15,76,02,330 (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 name called as Keystone Solista

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 17 th July, 2017 of Registration is	Rs. 15,76,02,330 /-
2	Cost incurred as on 17/7/2017 (based on the 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. 15,76,02,330/-
5	Cost Incurred on Additional /Extra Items as on 18 th July, 2017 not included in the Estimated Cost	Rs. 0 /-

Yours Faithfully,

Piyush

Signature of Engineer
(Shri Piyush Jaikishan Pinjani)
(B.E. Civil)

*** 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.