

TEJAS SHAH (R.E. CON.)

F-103, Shyam Kamal C- Building, Agrawal Market, Vile Parle (East), Mumbai 400 057.

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 7th April 2020.

To,
M/s. Zee Infra Projects Pvt.Ltd.
701/702, Balaji Business Centre,
Subhash Road,
Vile Parle (East),
Mumbai - 400 057

Subject: Certificate of Cost Incurred for Development of Zee Shayadri CHS Ltd. (MahaRERA Registration Number P5180006241) situated on the Plot bearing C.T.S. No.643, F.P.21, T.P.S- VI, Village Vile Parle, demarcated by its boundaries (Latitude and longitude of the end points) 19.113763, 72.845210 to the North, 19.113341, 72.845011 to the South, 19.113638, 72.844891 to the East, 19.113556, 72.845519 to the West, of Division Konkan village Vile Parle, Taluka Mumbai, District Mumbai, PIN 400057 admeasuring 1547 sq.mts area being developed by **M/s. Zee Infra Projects Pvt. Ltd.**

Ref: **MahaRERA Registration Number P51800003888**

Sir,

I/ We **TEJAS SHAH** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Zee Square Building (MahaRERA Registration Number P51800003888)** situated on the Plot bearing C.T.S. No.643, F.P.21, T.P.S- VI, Village Vile Parle, demarcated by its boundaries (Latitude and longitude of the end points) 19.113763, 72.845210 to the North, 19.113341, 72.845011 to the South, 19.113638, 72.844891 to the East, 19.113556, 72.845519 to the West, of Division Konkan village Vile Parle, Taluka Mumbai, District Mumbai, PIN 400057 admeasuring 1547 sq.mts area being developed by **M/s. Zee Infra Projects Pvt. Ltd.**

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

- (i) M/s/Shri **Pravin R. Kanekar.** / Architect;
- (ii) M/s /Shri **Kaivant C. Shah** as Structural Consultant
- (iii) M/s /Shri **Prakash Karande** as MEP Consultant
- (iv) M/s /Shri / Smt **Tejas Shah** as Quantity Surveyor *

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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 **Tejas Shah** 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.17,70,00,000.00/- Seventeen Crores Seventy Lakhs Only**(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 B.M.C being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs.15,79,00,000.00/- Fiveteen Crores Seventy Nine Lakhs Only** (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 B.M.C (planning Authority) is estimated at **Rs.1,91,00,000.00 One Crores Ninety one Lakhs Only** (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 :

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TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>31-03-2020</u> date of Registration is	<u>Rs.16,50,00,000.00/-</u>
2	Cost incurred as on <u>31-03-2020</u> (based on the Estimated cost)	<u>Rs.14,69,00,000.00/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>100 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.1,81,00,000.00/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>31-03-2020</u> not included in the Estimated Cost (Annexure A)	<u>NIL</u>

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TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>31-03-2020</u> date of Registration is	<u>Rs.1,20,00,000.00/-</u>
2	Cost incurred as on <u>31-03-2020</u> (based on the Estimated cost)	<u>Rs.1,10,00,000.00/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>100%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.10,00,000.00/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>31-03-2020</u> not included in the Estimated Cost (Annexure A)	<u>NIL</u>

Yours Faithfully



Tejas Shah

(B.E.(Constn))

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* 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.