

ENGINEER'S CERTIFICATE

DATE: 22/01/2019

To,
M/s. A PLUS CREATION
SHOP NO-1, GOLDEN VALLEY,
BARVI DAM ROAD,
VILLAGE - SONIVALI,
BADLAPUR(W) - 421503.

Subject:

Certificate of Cost Incurred for Development of **A PLUS CREATION** for Construction of **THREE BUILDING** of the Project **GOLDEN CORNER** [MahaRERA Registration Number **yet to be registered**] situated on the Plot bearing on **GUT NO.22, HISSA NO. 2A** demarcated by its boundaries **30M WIDE ROAD to the North, GUT NO 22/3/A to the South, GUT NO 22/3/C to the East, GUT NO 22/3/B to the West** of Division-Kokan, Village - Sonivali, Taluka - Ambarnath, District- Thane, PIN- 421503 admeasuring **2430.00sq.mts.** area being developed by **M/s. A PLUS CREATION**.

Ref: Maha RERA Registration Number Yet to be Registered

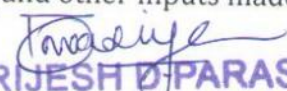
Sir,

I **Mr. Brijesh D. Parasiya** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being **THREE BUILDING** of the Project **GOLDEN CORNER** situated on the Plot bearing on **GUT NO.22, HISSA NO. 2A** demarcated by its boundaries **30M WIDE ROAD to the North, GUT NO 22/3/A to the South, GUT NO 22/3/C to the East, GUT NO 22/3/B to the West** of Division-Kokan, Village - Sonivali, Taluka - Ambarnath, District- Thane, PIN- 421503 admeasuring **2430.00sq.mts.** area being developed by **M/s. A PLUS CREATION**.

1. Following technical professionals are appointed by Promoter Firm :-

- (i) M/s. **DESTINATION ARCHITECTURE INTERIOR DESIGNS** as Architect
- (ii) M/s. **KB CONSULTANTS, Mr. Brijesh D. Parasiya** as Structural Consultant
- (ii) Shri. **SATISH SINGH** 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 Three Building of the project **GOLDEN CORNER**. 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 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.


BRIJESH D. PARASIYA
M. Tech (STR), AMIE
CONSULTING ENGINEER
Shop No. 13, Sainiketan,
Plot 9A, Sector 20, Kharghar

3. We estimate Total Estimated Cost of completion of the Three wings of the aforesaid project under reference as **Rs. 8,70,40,418/-** (Total of Table A+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 Three wing from the Kulgoan-Badlapur Nagar Parisad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 0/-** (Total of Table A+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 Three wings of the subject project to obtain Occupation Certificate / Completion Certificate from Kulgoan-Badlapur Nagar Parisad is estimated at **Rs. 8,70,40,418/-** (Total of Table A+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
PROJECT- GOLDEN CORNER
A - Wings (Total area in Sqmts :3067.030)

SR.NO	PARTICULARS	AMOUNTS
1	Total Estimated cost of the A wing of the Project as on 22/01/2019 is	5,56,27,766
2	Cost incurred as on 22/01/2019 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,56,27,766
5	Cost Incurred on Additional /Extra Items as on 22/01/2019 not included in the Estimated Cost (Annexure A)	0


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M. Tech (STR), AMIE
CONSULTING ENGINEER
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TABLE A
PROJECT- GOLDEN CORNER
B - Wings (Total area in Sqmts :664.096)

SR.NO	PARTICULARS	AMOUNTS
1	Total Estimated cost of the B wing of the Project as on 22/01/2019 is	1,08,29,719
2	Cost incurred as on 22/01/2019 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,08,29,719
5	Cost Incurred on Additional /Extra Items as on 22/01/2019 not included in the Estimated Cost (Annexure A)	0

TABLE A
PROJECT- GOLDEN CORNER
C - Wings (Total area in Sqmts :848.258)

SR.NO	PARTICULARS	AMOUNTS
1	Total Estimated cost of the C wing of the Project as on 22/01/2019 is	1,38,32,933
2	Cost incurred as on 22/01/2019 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,38,32,933
5	Cost Incurred on Additional /Extra Items as on 22/01/2019 not included in the Estimated Cost (Annexure A)	0

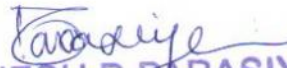
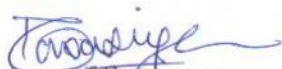

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TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

SR.NO	PARTICULARS	AMOUNTS
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 22/01/2019 is	67,50,000
2	Cost incurred as on 22/01/2019 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	67,50,000
5	Cost Incurred on Additional /Extra Items as on 22/01/2019 not included in the Estimated Cost (Annexure A)	0

Yours Faithfully



Signature of Engineer
(Licence No- ~~208~~ NDMC)

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Plot. 9A, Sector. 20, Kharghar

***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.