



**FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE**

To,
M/S. QUALCON ECOSTAR REALTY LLP
504, Bhoomi Landmark, Plot No.34 & 34A,
Sector-17, New Panvel, Navi Mumbai-410206

Date:-30.06.2019

Subject: Certificate of Cost Incurred for Development of Buildings 1,2,3,4,5,6&7 of the Project QUALCON PALMS (Registered vide number **P52000015616** under Maha RERA) situated on the Plot bearing Survey No.21/ A, Demarcated by its boundaries (latitude and longitude of the end points) 18°52'51.4"N 73°09'43.1"E N, 18°52'50.3"N 73°09'43.2"S, 18°52'50.8"N 73°09'44.0"E E, 18°52'50.9"N 73°09'42.7"E W of village - Karade-khurde, Taluka- Panvel, District Raigad. Admeasuring - 7390sq. mtrs. Plot area being developed by [M/s .Qualcon Ecostar Realty LLP.

Ref: MAHARERA Registration Number P52000015616

Sir,

I Mr. Sabu.K. Scaria (EcoSafe) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Buildings 1,2,3,4,5,6&7 of the Project **QUALCON PALMS** (Registered vide number **P52000015616** under Maha RERA) situated on the Plot bearing Survey No.21/ A, Demarcated by its boundaries (latitude and longitude of the end points) 18°52'51.4"N 73°09'43.1"E N, 18°52'50.3"N 73°09'43.2"S, 18°52'50.8"N 73°09'44.0"E E, 18°52'50.9"N 73°09'42.7"E W of village - Karade-khurde, Taluka- Panvel, District Raigad. Admeasuring - 7390sq. mtrs. Plot area being developed by (M/s .Qualcon Ecostar Realty LLP).

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Mrs.. Neha Jain as L.S. / Architect.
 - (ii) Mr. Sabu.K. Scaria (EcoSafe) Structural Consultant.
 - (iii) Mr. Shrikishnan Nirmal (Efforts Consultant) 'as MEP Consultant.
 - (iv) Mr. Satya Narayan Gouda as Site Supervisor
2. I have checked the 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 certification of the calculations are based on the Drawings/plans and estimates made available to us for the project under reference by the **M/s .Qualcon Ecostar Realty LLP** and Consultants and the Schedule of items and quantity for the entire

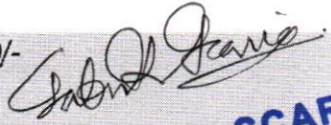


3. work as calculated by Mr. Satya Narayan Gouda as Site Supervisor in charge appointed by M/s .Qualcon Ecostar Realty LLP, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

1. I certify that the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **RS. 13,63,09,200/-**. 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 CIDCO LTD. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
2. The Cost Incurred till date is calculated at **RS. 4, 80,00,000/-** The amount of Estimated Cost Incurred is calculated on the basis of amount of Total Estimated Cost.
3. 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 CIDCO LTD. (planning Authority) is estimated at **Rs.8,83,09,200/-**
4. 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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15/03/2018 date of Registration is	RS. 13,63,09,200/-
2	Cost incurred as on 30/06/2019 (based on the Estimated cost)	Rs. 4, 80,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	35.21%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,83,09,200/-
5	Cost Incurred on Additional /Extra Items as on 30-11-2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-


SABU K. SCARIA
M. E (Structures)
Licensed Structural Engineer
Lic. No. STR / S / 161