

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 : 14.07.2017

To,

The
M/S. VINAYAK Realtors / Sumukh Developers
703-706, Krushal Commercial Towers,
Above Shoppers Stop, Near Amar Mahal,
Chembur (E)
Mumbai-4000089,

Subject: Certificate of Percentage of Completion of Construction Work of
" ALENA RESIDENCY /COMMERCIAL " , Shivaji Nagar CHS / PAP -
Residence -Commercial -Sale/ Rehab Composite -1&2, Sukhshani CHS
/ PAP - Residence -Commercial -Sale/ Rehab Composite , Vighnaharta
CHS / PAP - Residence -Commercial -Sale/ Rehab Composite of
Building situated on the Plot bearing Plot No. 121pt
demarcated by its boundaries (latitude and longitude of the
end Points) land bearing Vikhroli Link Road to the North lands
bearing CTS No. 123,124,125 & Mhada Colony to the South lands
bearing, Khadi Land to the East lands bearing, Santoshimata Nagar,
Mhada land to the West of Division Konkan village hariyali, Taluka
Kurla, Tagor nagar Vikhroli (East) Mumbai, PIN - 400083,
admeasuring 8,012 sq.mts. area being developed by
M/S. Vinayak Realtors / Sumukh Developers.

Ref : Maha RERA Registration Number _____

Sir,

I/ We M/s Litrum Consultants Pvt Ltd (Prashant Barbade) have undertaken assignment of
certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha
RERA, being ALENA RESIDENCY /COMMERCIAL " , Shivaji Nagar CHS / PAP - Residence -
Commercial -Sale/ Rehab Composite -1&2, Sukhshani CHS/ PAP - Residence -Commercial -
Sale/ Rehab Composite , Vighnaharta CHS / PAP - Residence -Commercial -Sale/ Rehab
Composite of Building situated on the Plot bearing Plot No. 121pt demarcated by
its boundaries (latitude and longitude of the end Points) land bearing Vikhroli Link Road to
the North lands bearing CTS No. 123,124,125 & Mhada Colony to the South lands
bearing, Khadi Land to the East lands bearing, Santoshimata Nagar, Mhada land to the
West of Division Konkan village hariyali, Taluka Kurla, Tagor nagar Vikhroli (East)
Mumbai, PIN - 400083, admeasuring 8,012 sq.mts. area being developed by
M/S. Vinayak Realtors / Sumukh Developers.

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

- (i) M/s Hemant Parikh & Associates as L.S. / Architect
- (ii) M/s HDFC Developers Ltd as In House Real Estate Agent
- (iii) M/s Mahimtura Consultants Pvt Ltd as Structural Consultant
- (iv) M/s Litrum Consultants Pvt Ltd as MEP Consultant & 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 Litrum Consultants Pvt Ltd 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.

3. We estimate Total Estimated Cost of completion of the building (s) of the aforesaid project under reference as per Promoter Rs. 304.48 Cr (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 SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated Promoter at Rs. 0.10 Cr (Total of Table A and 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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from SRA (planning Authority) is balance estimated at Promoter Rs. 304.38Cr (Total of Table and 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

Building /Wing bearing Number One or called " ALENA RESIDENCY /COMMERCIAL " (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts (3) Promoter
(1)	(2)	
1	Total Estimated cost of the building/wing as on 39/07/2017 date of Registration is	Rs. 280.48Cr
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	RS. 0.10 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	0.035%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 288.38Cr
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

TABLE B

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

Sr. No.	Particulars	Amounts (3)
(1)	(2)	
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. 24.00 Cr
2	Cost incurred as on 30/06/2017	RS. Nil

	(based on the Estimated cost).	
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 24.00 Cr
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	

Yours Faithfully,

For, M/s Litrum Consultants Pvt Ltd


Signature of Engineer.

(Licence No.)

*** 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 labor, 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.

Annexure A

List of Extra/Additional Items executed with Cost (which
were not part of the original Estimate of Total Cost)