

SHAIKH MUKHTAR AHMED H.

(License No. S/764/SS-I, dated 13/05/2008)

Date: 18/07/2017

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

To

M/s. Unirock Developers.

Dudhwala House, 292, Bellasis Road,
Mumbai -400 008.

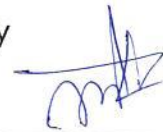
Subject : Certificate of Percentage of Completion of Construction Work of Building known as "Optima", situated on the Plot bearing CTS No.1648, 1648/1 to 4, 1649, 1649/1 to 15 & 1650, 1650/1 to 16 of Village Marol, by its boundaries (latitude and longitude of the end points) 19° 6'23.78"N & 72°52'57.15"E to the North, 19° 6'21.29"N & 72°52'57.43"E to the South, 19° 6'22.05"N & 72°52'57.75"E to the East & 19° 6'22.09"N & 72°52'56.09"E to the West of Village Marol, Andheri East, Mumbai PIN 400 059, admeasuring 2163.40 sq.mts. area being developed by M/s. Unirock Developers.

Sir,

I Mr. Mukhtar A. Shaikh, have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being situated on the plot bearing CTS No.1648, 1648/1 to 4, 1649, 1649/1 to 15 & 1650, 1650/1 to 16 of Village Marol, situated at Andheri (East), Mumbai Suburb, PIN 400 059, admeasuring 2163.40 sq.mL. Area being developed by M/s. Unirock Developers.

Following technical professionals are appointed by Owner/Promoter :-

- (i) Mr. D.H. PATEL, as L.S./Architect ;
- (ii) M/s. J+W consultants, as Structural Consultant;
- (iii) M/s. Techno Group MEP Consultant & Engineers as MEP Consultant ;
- (iv) Mr. Salman Maniyar & Mr. Ajay Yadav, as Quantity Surveyor



**Residence: Old Bumkhana Building, 1st Floor, Room No. 22,
184, Maulana Azad Road, Mumbai – 400 008. Mobile No. 9819055502**

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 Mr. Salman Maniyar & Mr. Ajay Yadav, 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 33,04,32,868/- (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 MCGM 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 MCGM (planning Authority) is estimated at Rs. 33,04,32,868/- (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

Sr. No	Particulars	Optima - Rehab	Optima - Sale	TOTAL
		Amount (Rs.)	Amount (Rs.)	Amount (Rs.)
1	Total Estimated cost of the building/wing as on <u>30/06/2017</u> date of Registration is	92,212,003	229,154,641	321,366,644
2	Cost incurred as on <u>30/06/2017</u> (based on the Estimated cost)	0	0	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%	0%	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	92,212,003	229,154,641	321,366,644
5	Cost Incurred on Additional /Extra Items as on <u>30/06/2017</u> not included in the Estimated Cost (Annexure A)	0	0	0

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>30/06/2017</u> date of Registration is	Rs. 90,66,225 /-
2	Cost incurred as on <u>30/06/2017</u> (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. 90,66,225/-
5	Cost Incurred on Additional /Extra Items as on <u>30/06/2017</u> not included in the Estimated Cost (Annexure A)	Rs. 0.0/-

Yours Faithfully



Engineer

(Lic.No.S/764/SS-I)

