

ENGINEER'S CERTIFICATE

Date:14/03/20

To
M/s Ekveera Enterprises
S.No 70/6, Diva Shil Road,
Near Kalpataru Jewellers,
Diva Junction (E),
Thane - 4006012

Subject: Certificate of Cost Incurred for Development of Building for Construction of 3 No. Of buildings of the 01 phase of the project (Registration Number Awaited) situated on the plot bearing S.No 69/1, 69/2, 69/3 village Diva, Thane demarcated by its boundaries (Latitude and longitude of the end points) 19.184952N & 73.041561E to the North, 19.184476N & 73.041612E to the South, 19.184567N & 73.041974E to the East, 19.184648N & 73.041288E to the West of Division – Konkan, Village Diva, Taluka Thane, District Thane Pin 400612 admeasuring 3454.93sqmt being developed by Ekveera Enterprises Builders & Developers.

Sir,

I **VISHAL RAGHWANI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project, being building for Construction of 3 No. Of buildings of the 01 phase of the project (Registration Number Awaited) situated on the plot bearing S.No 69/1, 69/2, 69/3 village Diva, Thane demarcated by its boundaries (Latitude and longitude of the end points) 19.184952N & 73.041561E to the North, 19.184476N & 73.041612E to the South, 19.184567N & 73.041974E to the East, 19.184648N & 73.041288E to the West of Division – Konkan, Village Diva, Taluka Thane, District Thane Pin 400612 admeasuring 3454.93sqmt being developed by Ekveera Enterprises Builders & Developers.

1. Following technical professionals are appointed by Owner / Promoter :
 - (i) M/s. Joshi Deshaware and Associates as Architect ;
 - (ii) M/s. ASSOCIATED CONSULTANTS as Structural Consultant ;
 - (iii) Mr. Santosh Pawar as Electrical Consultant
 - (iv) Mr. Birendra Rajnarayan Singh as Plumbing Consultant
 - (v) Mr. Suyash M. Gaikar 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 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. VISHAL RAGHWANI** appointed by Developer, 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 of the aforesaid project under reference as **Rs. 44,50,00,000/- (Rupees Forty Four Crores Fifty Lakhs)(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 Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated **Rs.1,79,60,000/- (Rupees One Crore Seventy Nine Lakhs Sixty Thousand Only) (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 of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at **Rs.42,70,40,000/- (Rupees Forty Two Crores Seventy Lakhs Forty Thousand Only) (Total of Table A 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 No. A

Sr. No	Particulars	Amounts In Rs.
1	Total Estimated cost of the building as on 14/03/2020 date of Registration is	17,17,00,000/-
2	Cost incurred as on 14/03/20 (based on the Estimated cost)	85,85,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16,31,15,000/-
5	Cost Incurred on Additional /Extra Items as on 14/03/2020 not included in the Estimated Cost (Annexure A)	NIL

TABLE A –Building No. B

Sr. No	Particulars	Amounts In Rs.
1	Total Estimated cost of the building as on 14/03/2020 date of Registration is	18,75,00,000/-
2	Cost incurred as on 14/03/20 (based on the Estimated cost)	93,75,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	5%
4	Balance Cost to be Incurred	17,81,25,000/-

	(Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on 14/03/2020 not included in the Estimated Cost (Annexure A)	NIL

TABLE A –Building No. C

Sr. No	Particulars	Amounts In Rs.
1	Total Estimated cost of the building as on 14/03/2020 date of Registration is	1,25,50,000/-
2	Cost incurred as on 14/03/20 (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)	1,25,50,000/-
5	Cost Incurred on Additional /Extra Items as on 14/03/2020 not included in the Estimated Cost (Annexure A)	NIL

TABLE A –Building No. Podium

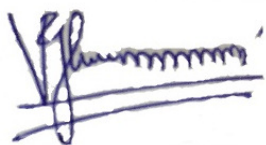
Sr. No	Particulars	Amounts In Rs.
1	Total Estimated cost of the building as on 14/03/2020 date of Registration is	1,07,00,000/-
2	Cost incurred as on 14/03/20 (based on the Estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,07,00,000/-
5	Cost Incurred on Additional /Extra Items as on 14/03/2020 not included in the Estimated Cost (Annexure A)	NIL

TABLE B – Common Infra Work

Sr. No	Particulars	Amounts In Rs.
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 14/03/2020 date of Registration is	6,25,50,000/-
2	Cost incurred as on 14/03/2020 (based on the Estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred	6,25,50,000/-

	(Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on 14/03/2020 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Vishal Raghwani

B. E – Civil (Mr. Vishal Raghwani)

(EN – 05474)

*** 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.
4. All components of work with specifications are indicative and not exhaustive.