

ENGINEER'S CERTIFICATE

Date: 15/01/2020

To,

M/s. Sunteck Realty Limited

5th Floor, Sunteck Centre,

37-40 Subhash Road,

Vile Parle (East), Mumbai - 400057

Tel: +91-22- 42877800

Subject: Certificate of Cost Incurred for Development of “**Sunteck Maxxworld 1**” for Construction of **9** building(s)/ ...-.. Wing(s) of the 1st Phase (MahaRERA Registration Number) situated on the Plot bearing Survey No. 54 Hissa No. 4/1, 4/2, 6, 7/2, Survey No. 55 Hissa No. 2, 3, 4, Survey No. 55 Hissa No. 5/A, Survey No. 56 Hissa No. 1/2, 2, 3 demarcated by its boundaries (latitude and longitude of the end points) Vasai Diwa Railway Line to the North Rivulet to the South 40M wide Road to the East 30M wide Road to the West of Division **Konkan** village **Tivari** taluka **Vasai** District **Palghar** PIN **401208** admeasuring 28201.72 sq. mts. area being developed by **M/s. Sunteck Realty Limited**

Ref: MahaRERA Registration Number

Sir,

I **Shri Sanjay More** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **9** Building(s)/ ...-... Wing(s) of the 1st Phase situated on the plot bearing Survey No. 54 Hissa No. 4/1, 4/2, 6, 7/2, Survey No. 55 Hissa No. 2, 3, 4, Survey No. 55 Hissa No. 5/A, Survey No. 56 Hissa No. 1/2, 2, 3 of Division **Konkan** village **Tivari** taluka **Vasai** District **Palghar** PIN **401208** admeasuring 28201.72 sq.mts. area being developed by **Sunteck Realty Limited**.

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

(i) **M/s. Ajay Wade & Associates** as Liaison Architect and **M/s Sandeep Shikre & Associates** as Design Architect and;

(ii) **M/s Epicons Consultants Pvt Ltd.** as Structural Consultant

(iii) **M/s. Consistent Engineering Consultants Pvt. Ltd** as MEP Consultant

(iv) **Shri Sanjay More** 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 **Shri Sanjay More** 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 **Rs.275,00,10,000/-** (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 **VVCMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **fRs.45,94,771/-** (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 VVCMC (planning Authority) is estimated at **275,00,10,000/-** (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. : 1 (Building 1-Wing A as per approvals)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.01.2020 date of Registration is 15.01.2020	Rs.28,92,87,212/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.28,92,87,212/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	.....

TABLE A

Building No. : 2 (Building 1-Wing B as per approvals)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.01.2020 date of Registration is 15.01.2020	Rs.29,20,57,410/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.29,20,57,410/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	.....

TABLE A

Building No. : 6 (Building 5-Wing F as per approvals)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.01.2020 date of Registration is 15.01.2020	Rs.25,91,63,700/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.25,91,63,700/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	.....

TABLE A

Building No. : 7 (Building 5-Wing G as per approvals)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.01.2020 date of Registration is 15.01.2020	Rs.27,27,85,840/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.27,27,85,840/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	.....

TABLE A

Building No. : 8 (Building 5-Wing H as per approvals)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.01.2020 date of Registration is 15.01.2020	Rs.27,27,85,840/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.27,27,85,840/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	.....

TABLE A

Building No. : 9 (Building 5-Wing I as per approvals)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.01.2020 date of Registration is 15.01.2020	Rs.27,27,85,840/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.27,27,85,840/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	.....

TABLE A

Building No. : 10 (Building 5-Wing J as per approvals)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.01.2020 date of Registration is 15.01.2020	Rs.27,27,85,840/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.27,27,85,840/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	.....

TABLE A**Building No. : 11 (Building 5-Wing K as per approvals)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.01.2020 date of Registration is 15.01.2020	Rs.27,27,85,840/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.27,27,85,840/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	.....

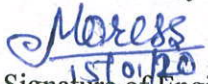
TABLE A**Building No. : 12 (Building 5-Wing L as per approvals)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.01.2020 date of Registration is 15.01.2020	Rs.27,27,85,840/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.27,27,85,840/-
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
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 15.01.2020 date of Registration is	Rs.25,91,64,498/-
2	Cost incurred as on 15.01.2020 (based on the Estimated cost)	Rs.45,94,771/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.773%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.25,45,69,727/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	.....

Yours Faithfully


 Signature of Engineer
*** 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.