

FORM-2
ENGINEER'S CERTIFICATE

Date : 20-07-2017

To,

M/s. Modella Textile Industries Ltd,
Jawahar Talkies Compound,
Dr. R.P.Road, Mulund (West),
Mumbai - 400080.

Subject: Certificate of Cost Incurred for Development of SPORTS CITY, Building No. B of the Phase 1 of the Project situated on the plot bearing CTS No.1592, Tika No.33, 34 & 37 demarcated by its boundaries Building A to the North, Building C to the South, Layout RG to the East, Rental Component to the West of Division Konkan, Village Panchpakhadi, Taluka & District Thane PIN 400602 admeasuring 607.07 sq.mts. area being developed on the said land by M/s. Modella Textile Industries Ltd.

Sir,

I **S. H. Khaire** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **SPORTS CITY, Building No. B of the Phase 1** situated on the plot bearing CTS No.1592, Tika No.33, 34 & 37 of Division Konkan, Village Panchpakhadi, Taluka & District Thane PIN 400602 admeasuring 607.07 sq.mts. area being developed on the said land by M/s. Modella Textile Industries Ltd.

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

- (i) **M/s. SAAKAAR as Architect**
- (ii) **J W Consultants LLP as Structural Consultant**
- (iii) **M/s. MEP Consulting Engineers as MEP Consultant**
- (iv) **Mr. Shashank Tyagi 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 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. Shashank Tyagi 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 of the aforesaid project under reference as **Rs. 11197.63 Lacs** (Total of Table A & 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 from the TMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. **The Estimated Cost incurred** till date is calculated at **Rs. NIL Lacs** (Total of Table A & 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 buildings of the subject project to obtain Occupation Certificate/ Completion Certificate from TMC is estimated at **Rs. 11197.63 Lacs** (Total of Table A & B)

6. I certify that the Cost of 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	Sport City Building No B
SR No	Particulars	Amounts
		Rs. In Lacs
1	Total Estimated cost of the building/wing as on 30th June 2017 of Registration	10,413.80
2	Cost incurred as on 30th June 2017	-
3	Work done in percentage	0.00%
4	Balance Cost to be incurred	10,413.80
5	Cost incurred on Additional/Extra items as on 30th June 2017 not included in the Estimated Cost (Annexure A)	-

TABLE -B

	BUILDING	Sport City Building No B
SR No	Particulars	Amounts
		Rs. In Lacs
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th June 2017 of Registration	783.83
2	Cost incurred as on 30th June 2017	-
3	Work done in percentage	0.00%
4	Balance Cost to be incurred	783.83
5	Cost incurred on Additional/Extra items as on 30th June 2017 not included in the Estimated Cost (Annexure A)	

Yours Faithfully

S.H.Khaire (B.E.Civil)