

Alpesh M. Gandhi B.E (Civil) MIE (India) C. Eng (India)

504, Natasha Manor 'A' CHS. Ltd.
Chandaveker Road,
Borivli (West)
Mumbai
Tel.: 28627476

ENGINEER'S CERTIFICATE - SALE

Date: 27th July, 2017

To
Satellite Developers Private Limited,
S-14, 7th floor, Solitaire Corporate Park,
Andheri-Ghatkopar Link Road,
Chakala, Andheri East, Mumbai - 400 093

Subject: Certificate of Cost Incurred for development of Sesen for construction of 2 No. of Building of the project [MahaRERA Registration Number-Applied for] situated on the Plot bearing C.S. No 579 demarcated by its boundaries (72d 48' 08.695"-18d 57' 43.770", 72d 48' 09.86"-18d 57' 44.99", 72d 48' 10.295"-18d 7' 42.252", 72d 48' 12.255"- 18d 57' 44.164") C.S. No 578 to the North, C.S. No 580 to the South, C.S. No 438 to the East, Nepean Sea Road to the West at 26, Nepean Sea Road, Mumbai Division Malabar and Cumballa Hill District Mumbai City Pin 400 036 admeasuring 5212.41 sq.mts area being developed by Satellite Developers Private Limited

Ref: MahaRERA Registration Number (Applied For)

Sir,

I, Alpesh Gandhi, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA of 2 Building of the Project, situated on the plot bearing C.S. No 579 of Malabar and Cumballa Hill Division District Mumbai City Pin 400 036 admeasuring 5,212.41 sq.mts area being developed by Satellite Developers Pvt. Ltd.

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

(i) Mr. Milind Samel of 199 Architectural Consultants as Architect/Licensed Surveyor;



- (ii) M/s BuroHappold Engineering India Pvt. Ltd. as Structural Consultant
 - (iii) M/s BuroHappold Engineering India Pvt. Ltd. as MEP Consultant
 - (iv) Shri Balaram Shendkar 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 Shri Balaram Shendkar (Quantity Surveyor) 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 334,39,96,255/- for sale portion. 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 61,56,60,229/- for sale portion. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.



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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 MCGM (planning Authority) is estimated at Rs 272,83,36,027/- for sale portion.
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 below:

TABLE A
Sale Portion

Sr. No	Particulars	Building 1(1-19)	Building 1(20-29)
1	Total Estimated cost of the Sale portion of the building as on ___/07/2017 date of Registration is	Rs 235,81,43,530/-	Rs 98,58,52,726/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs 61,56,60,229/-	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	26.10%	0%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs174,24,83,301/-	Rs 98,58,52,726/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost	N.A.	N.A.



Yours Faithfully

Signature of Engineer
(Membership No-M/106641/7)

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ENGINEER'S CERTIFICATE - REHAB

Date: 27th July, 2017

To
Satellite Developers Private Limited,
S-14, 7th floor, Solitaire Corporate Park,
Andheri-Ghatkopar Link Road,
Chakala, Andheri East, Mumbai - 400 093

Subject: Certificate of Cost Incurred for development of Sesen for construction Rehab unit in the Sesen Project [MahaRERA Registration Number-Applied for] situated on the Plot bearing C.S. No 579 demarcated by its boundaries (72d 48' 08.695"-18d 57' 43.770", 72d 48' 09.86"-18d 57' 44.99", 72d 48' 10.295"-18d 7' 42.252", 72d 48' 12.255"- 18d 57' 44.164") C.S. No 578 to the North, C.S. No 580 to the South, C.S. No 438 to the East, Nepean Sea Road to the West at 26, Nepean Sea Road, Mumbai Division Malabar and Cumballa Hill District Mumbai City Pin 400 036 admeasuring 5212.41 sq.mts area being developed by Satellite Developers Private Limited

Ref: MahaRERA Registration Number (Applied For)

Sir,

I, Alpesh M Gandhi, have undertaken assignment of certifying Estimated Cost for the Rehab Unit of the above mentioned Real Estate Project proposed to be registered under MahaRERA, situated on the plot bearing C.S. No 579 of Malabar and Cumballa Hill Division District Mumbai City Pin 400 036 admeasuring 5,212.41 sq.mts area being developed by Satellite Developers Pvt. Ltd.

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

(i) Mr. Milind Samel of 199 Architectural Consultants as Architect/Licensed Surveyor;



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- (ii) M/s BuroHappold Engineering India Pvt. Ltd. as Structural Consultant
- (iii) M/s BuroHappold Engineering India Pvt. Ltd. as MEP Consultant
- (iv) Shri Sameer Dalvi 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 Shri Balaram Shendkar (Quantity Surveyor) 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 11,53,10,215/- for rehab portion. 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated Rs. 2,12,29,667/- for rehab portion. 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 MCGM (planning Authority) is estimated at Rs 9,40,80,548/- for rehab portion.
6. I certify that the Cost of the Civil, MEP and allied work for the



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aforesaid Project as completed on the date of this certificate is as given
in Table A below:

TABLE A
Rehab Portion

Sr. No	Particulars	Amount
1	Total Estimated cost of the Sale portion of the building as on ___/07/2017 date of Registration is	Rs 11,53,10,215/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs 2,12,29,667/-
3	Work done in Percentage (as Percentage of the estimated cost)	18.41%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 9,40,80,548/-



Yours Faithfully

Signature of Engineer
(Membership No. M/ 106641/7)