

Hanware Consultants

CONSULTING CIVIL-STRUCTURAL ENGINEERS ■ REGD. GOVT. VALUERS ■ PROJECT MANAGEMENT CONSULTANTS

A/G-2/Pioneer Heritage Residency, Daulat Nagar, Santacruz (W), Mumbai - 400 054.

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ENGINEER'S CERTIFICATE

To,

Date: 12/12/2018

M/s. Prime Developer & Realtors.,
1st floor, Hotel Regal Palace,
111/112 Tata Road, Opera House,
Mumbai- 400 004.

Sub: Certificate of Cost Incurred for Development of **Prime Developer & Realtors** for Construction of 1 No. building of the Ongoing Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing C. S. No. 2A/1865 of Byculla Division, Plot No 90A of West Agripada Estate demarcated by its boundaries (latitude and longitude of the end points) 18d58'26.64dN, 72d49'30.97dE to the North 18d58'25.25dN, 72d49'31.14dE to the South 18d58'26.49dN, 72d49'31.45dE to the East 18d58'25.40dN, 72d49'30.50dE to the West of Byculla Division, at 12 Sauter Street District Mumbai Pin 400008, measuring net plot area **740.81sq.mtrs** being developed by **M/s. Prime Developer & Realtors.,**

Ref: MahaRERA Registration Number

Sir, I/ We **Hanware Consultants** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 No. Building of Ongoing Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing C. S. No. 2A/1865 of Byculla Division, Plot No 90A of West Agripada Estate demarcated by its boundaries (latitude and longitude of the end points) of Byculla Division, at 12 Sauter Street District Mumbai Pin 400008, measuring net plot area **740.81sq.mtrs** being developed by **M/s. Prime Developer & Realtors.,**

Following technical professionals are appointed by Owner / Promoter:

- i. **Shri. Anish Chouhan** as Architect;
 - ii. **M/s. J W Consultant LLP** as Structural Consultant;
 - iii. **Shri. Shakeel Ahmed** as Site Supervisor;
 - iv. **M/s. Hanware Consultants** 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 **Hanware Consultants** 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 20,90,00,000 /-** (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

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building(s) 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. 5,54,21,979 /-** (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 MCGM (planning Authority) is estimated at **Rs 15,35,78,021 /-** (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 /Wing bearing Number _____ or called _____

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>8/10/2018</u> date of Registration is	Rs. <u>20,77,26,000 /-</u>
2	Cost incurred as on <u>31/10/2018</u> (based on the Estd cost)	Rs. <u>5,54,21,979/-</u>
3	Work done in Percentage (as % of the estimated cost)	<u>26.68%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 15,23,04,021 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annex A)	<u>Rs. Nil</u>

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>8/10/2018</u> date of Registration is	<u>Rs. 12,74,000/-</u>
2	Cost incurred as on <u>31/10/2018</u> (based on the Estd cost)	<u>Rs. Nil</u>
3	Work done in Percentage (as % of the estd cost)	<u>0%</u>
4	Balance Cost to be Incurred (Based on Estd Cost)	<u>Rs. 12,74,000/-</u>
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annex A)	<u>Rs -</u>

Yours Faithfully

Engineer Signature

For Hanware Consultants



Quantity Surveyor