

SANJAY S. NARANG

Registered Engineer
AMIE
Regn.No.AM069334-3

G. 7/8, D Wing, Sathi Palace,
Ambadi Road Vasai Road (W),
Dist. Palghar - 401 202
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FORM-2 [see Regulation 3]

ENGINEER CERTIFICATE

Date: 29-07-2017

To,
M/s.Oyster Corporation,
204, Western Edge 1,
Above Metro Mall,
Opp Magathane, Borivali (East),
Mumbai 400066.

Subject :- Certificate of Cost Incurred for Development of M/s.Oyster Corporation for construction of 1 No. of Building, consisting of 1 wing(s) [Building No.1 Wing A as per VVCMC approved plan] 1st Phase of the Project [MahaRERA Registration Number] situated on the plot bearing S.No.312 H.No.12 demarcated by its boundaries (latitude 19°21'26.04"N and longitude 72°51'22.43"E of the end points) S.No 317 to the North, 20 M/W DP road to the South, S.No.317 to the East, S.No 318 to the West of Division Konkan village Juchandra Taluka Vasai, District- Palghar, PIN 401208 admeasuring built up area A wing 2367.36 sq.mts. area being developed by M/s.Oyster Corporation [VVMC file No VP - 0784].

Sir,

I, Mr.Sanjay S.Narang have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being (1) No. of Building 1 Wing (s) [Building No.1 Wing A as per VVCMC approved plan] 1st Phase of the Project [MahaRERA Registration Number] situated on the plot bearing S.No.312 H.No.12 of Division Konkan village Juchandra Taluka Vasai, District- Palghar, PIN 401208 admeasuring built up area A wing 2367.36 sq.mts., area being developed by M/s.Oyster Corporation [VVMC file No VP - 0784].

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

- (i) **Mr.Sanjay S.Narang** of M/s.En-Con as Licensed Engineer.
- (ii) **Mr.Sanjay S.Narang** as Structural Consultant
- (iii) **Mr. _____** as MEP Consultant
- (iv) **Mr. _____** as Quantity Surveyor

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-2-

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.Gaurav Singh 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.

Building No.1 Wing A

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.8,20,00,000/- (Rupees Eight Crores Twenty Lakhs Only) [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 Rs.88,56,000/- (Rupees Eighty Eight Lakhs Fifty Six 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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at Rs.7,31,44,000/- (Rupees Seven Crores Thirty One Lakhs Fourty Four 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 :

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-3-

BUILDING No.1 Wing A TABLE - A

<u>SR.NO.</u>	<u>PARTICULARS</u>	<u>AMOUNTS</u>
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs.7,38,00,000/-
2.	Cost incurred as on 29/07/2017 (based on the Estimated cost)	Rs.88,56,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	12%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.6,49,44,000/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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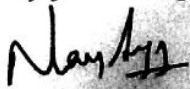
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-4-

BUILDING No.1 Wing A TABLE - B

<u>SR. NO.</u>	<u>PARTICULARS</u>	<u>AMOUNTS</u>
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on _____ date of Registration is _____	Rs.82,00,000/-
2	Cost incurred as on 29/07/2017 (based on estimated cost)	Rs. _____/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.82,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

Thanking you
Yours faithfully,
Sanjay S.Narang



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-5-

*** 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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

NIL