

INFINITI ENGINEERS

PROJECT MANAGEMENT CONSULTANT & CIVIL ENGINEERS

302/303, ANANDI VILLA, MANSA C. H. S.,
LAXMINARAYAN TEMPLE ROAD, EKSAR,
BORIVALI (WEST), MUMBAI : - 400 092.
Date :

Ref. No. : RERA ENGINEERS CERTIFICATE -CENTRAL PALANCE-1

Date : 25th July, 2017

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated
Account- Project wise)

To,
M/S. PEARL BUILDCON
A-107, 1st Floor,
Laxmichhaya CHS. Ltd.,
Babhai Naka, L. T. Road,
Borivali West,
Mumbai - 400092

Subject : Certificate of Cost Incurred for Redevelopment of "PALACE PALACE"
for Construction of ONE Building / ONE Wings of the SINGLE Phase
(New Application, Number not allotted) situated on the Land bearing
Plot No. 2B & Final plot No. 5 of Town Planning scheme No. I,
Borivali, bearing CTS No. 611, 611/1-12 demarcated by its boundaries
and having Final Plot No. 6 towards North, Final plot No. 4 towards
South, Final plot No. 10 & 11 towards East, Final Plot No. 4 towards
West, of Village Borivali, at Punjabi lane, off L. T. Road, Borivali
West, Mumbai - 400092 admeasuring 1064 sq.mtrs. Area being
developed by M/S PEARL BUILDCON.

Ref: MahaRERA Registration Number(New application)

Sir,

We M/S INFINITI ENGINEERS have undertaken assignment of certifying
Estimated Cost for the Subject Real Estate Project proposed to be
registered under MahaRERA, being ONE Building / ONE Wings of the
SINGLE Phase (New Application, Number not allotted) situated on the
Land bearing Plot No. 2B & Final plot No. 5 of Town Planning scheme No.
I, Borivali, bearing CTS No. 611, 611/1-12 of Village Borivali, at Punjabi
lane, off L. T. Road, Borivali West, Mumbai - 400092 being developed by
M/S PEARL BUILDCON.

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

- (i) Shri NILESH MAKWANA as L.S.;
(ii) Shri HARESH PATEL as Structural Consultant
(iii) MEP Consultant N.A.

Handwritten signature and date:
25/7/17

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(iv) Shri Bhagwan Naik 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 Bhagwan Naik 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.14,07,00,000/- (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 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 at Rs.02,74,30,460 (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 from MCGM (planning Authority) is estimated at Rs.11,33,69,541 (Total of Table A and B).
6. We 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 (Wing "A")

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 15/07/2017 date is	Rs. 13,00,00,000/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs. 02,74,30,460/-
	Work done in Percentage (as Percentage of the estimated cost)	21 %

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4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,25,69,540/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	N.A.

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 15/07/2017 date is	Rs. 01,07,00,000/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs. Nil
3	Work done in Percentage (as Percentage of the estimated cost)	00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 01,07,00,000/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	N.A.

The Project consists of rehabilitation of existing Tenants, The Estimated & Incurred cost towards the construction of their rehab units will be calculated as 34% on prorata basis & included in FORM-3 (CA Certificate) as construction cost of rehab units including site development & infrastructure & will form part of Land Cost

Yours Faithfully,
For INFINITI ENGINEERS

J. L. Shinde
25/7/17
Partner