

# SUHAIL SIDDIQUE

Licensed site Engineer / Licensed Surveyor

## 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)

Date: 24<sup>th</sup> August 2022

To,

M/s. Skyline Star Constructions LLP  
Flat no.702, 7<sup>th</sup> Floor, Mehta House,  
Andheri CHS LTD, V.P.Road near stn.,  
Andheri West,  
Mumbai – 400 058

**Subject: Certificate of Cost Incurred for development of Building known as “SKY IMPERIA”, [MahaRERA Registration Number-Not yet Received] situated on the Plot bearing C.T.S. No. 1013, 1013/1 to 7 of Village Vile Parle (East) corresponding to F.P.No.88 of T.P.S Vile Parle No.II at Park Road,Vile Parle(East), in K/East Ward, Mumbai demarcated by its boundaries (latitude and longitude of the end points) to the North Mangesh Aashram Building, to the South by Ganesh Bhavan Building, to the East by Madhumanas Building, to the West by 12.20mt wide Park Road, Village Vile Parle, Taluka Andheri, District Mumbai Suburban, Pin 400057, admeasuring 1340.31 sq.mtrs area being developed by “Skyline Star Constructions LLP”.**

A-1502, Fountain Heights, Lokhandwala Complex, Akurli Road, Kandivali (E),  
Mumbai - 400101

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Sir,

1. We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of Building known as "SKY IMPERIA" [MahaRERA Registration Number] situated on the Plot bearing C.T.S. No. 1013, 1013/1 to 7 of Village Vile Parle (East) corresponding to F.P.No.88 of T.P.S Vile Parle No.II at Park Raod,Vile Parle(East), in K/East Ward, Mumbai demarcated by its boundaries (latitude and longitude of the end points), to the North Mangesh Aashram Building, to the South by Ganesh Bhavan Building, to the East by Madhumanas Building, to the West by 12.20mt wide Park Road Village Vile Parle, Taluka Andheri, District Mumbai Suburban, Pin 400057, admeasuring 1340.31 sq.mtrs area being developed by "Skyline Star Constructions LLP".
  2. Following technical professionals are appointed by Owner /Promoter :-
    - i. Mr. Ar.Saumil A. Jhaveri of H M Jhaveri & Sons as L.S. / Architect;
    - ii. Mr. Sunil Shah as Structural Consultant;
  3. 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 and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
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1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 13,00,00,000/- (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 afore said project is being implemented.

A-1502, Fountain Heights, Lokhandwala Complex, Akurli Road, Kandivali (E),  
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2. The Estimated Cost Incurred till date is calculated at Rs. NIL (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
3. 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.13,00,00,000/- (Total of Table A and B).
4. 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 "SKY IMPERIA"

(to be prepared separately for each Building/Wing of the Real Estate project)

| <b>Sr. No.<br/>(1)</b> | <b>Particulars<br/>(2)</b>                                                                               | <b>Amounts<br/>(3)</b> |
|------------------------|----------------------------------------------------------------------------------------------------------|------------------------|
| 1.                     | Total Estimated cost of the building/wing as on _____ date of Registration is                            | Rs.13,00,00,000        |
| 2.                     | Cost incurred as on 01/03/2022 (based on the Estimated cost)                                             | Rs.NIL                 |
| 3.                     | Work done in Percentage (as Percentage of the estimated cost)                                            | 0%                     |
| 4.                     | Balance Cost to be Incurred (based on estimated cost)                                                    | Rs.13,00,00,000        |
| 5.                     | Cost Incurred on Additional/Extra items as on 01/03/2022 not included in the Estimated Cost (Annexure A) | NIL                    |

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**Table B**

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

| <b>Sr. No.<br/>(1)</b> | <b>Particulars<br/>(2)</b>                                                                                                                                    | <b>Amounts<br/>(3)</b> |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1.                     | Total Estimated cost of the Internal and External development works including amenities and Facilities in the layout as on 01/03/2022 date of Registration is | Rs.                    |
| 2.                     | Cost incurred as on 01/03/2022 (based on the 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.                    |
| 5.                     | Cost Incurred on Additional/Extra items as on 01/03/2022 not included in the Estimated Cost (Annexure A)                                                      | Rs.                    |

Yours Faithfully;

SUHAIL SHAUKAT  
SIDDIQUE

2022.08.24 17:53:35 +05'30'

Suhail Siddique

S/669/LS

(License No.LS:840006766)

**\*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.

A-1502, Fountain Heights, Lokhandwala Complex, Akurli Road, Kandivali (E),  
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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 survey or 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)**