



**STRESCON CONSULTANTS**  
STRUCTURAL ENGINEERS

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B. Tech., A.M.I.E.

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**FORM 2**  
**ENGINEER'S CERTIFICATE**

**Date: 05<sup>th</sup> April 2022**

**To,**  
**Teoama Infrastructure Pvt. Ltd.**  
Shop No. C44, Pooja Enclave,  
Old Link Road, Ganesh Nagar,  
Kandivali West,  
Mumbai- 400067

**Subject:** Certificate of Cost Incurred for Development of Unicorn Heights for construction of proposed Residential Tower (wing A) plus Amenity 3 (wing B) of the single phase of the project having MahaRERA Registration \_\_\_\_\_ (Only Applicable after project Registration) being developed by **M/s Teoama Infrastructure Pvt. Ltd.**

**Sir,**

I/We, Shri Mohammed Khalid Myageri ( License No. STR/M/53 of Strescon Consultants) have undertaken assignment of certifying Estimated Cost for Real Estate Project <Unicorn Heights> proposed to be registered under MahaRERA, having 2 wings of the Single phase of the project being situated on the plot bearing CTS No. 19/327, MHADA Layout, Gorai 1, Village Borivali, Borivali (W), Mumbai 400092 demarcated by its boundaries (latitude & longitude of the end points) 19.075668, 72.873944 to the North 19.073970, 72.874609 to the South 19.074933, 72.874947 to the East 19.075095, 72.872715 to the West of Kokan Village Kurla Taluka, Kurla District, Mumbai PIN 400092, the area measuring 11582.88 sq. Mts. Area being developed by M/s Teoama Infrastructure Pvt. Ltd. (Only applicable after project Registration being developed M/s Teoama Infrastructure Pvt. Ltd.).

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as Quantity Surveyor\* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain /confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 21.05.80.140/-** (Total of Table A and B and C) at the time of Registration. The estimated Total Cost



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of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout/being Plotted Development from the MHADA Planning Authority under whose jurisdiction the aforesaid project is being implemented..

4. 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 basis of input materials / services used and unit cost of these items

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 MHADA (planning Authority) is estimated at Rs. 21,05,80,140/- (Total of Table A and B and C).

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 (A wing Residential Tower) or called A wing

(To be prepared separately for each Building /Wing of the Real Estate Project)

| Sr. No. | Particulars                                                                                             | Amounts             |
|---------|---------------------------------------------------------------------------------------------------------|---------------------|
| 1       | Total Estimated cost of the building/wing as on 16/09/2017 date of Registration is                      | Rs. 16,93,84,810 /- |
| 2       | Cost incurred as on _____<br>(based on the Estimated cost )                                             | Rs. Nil /-          |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost )                                       | N/A                 |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                | N/A                 |
| 5       | Cost Incurred on Additional /Extra Items<br>as on _____ not included in the Estimated Cost (Annexure A) | N/A                 |



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TABLE B

| (Amenity Wing) |                                                                                                                                                          |                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Sr. No         | Particulars                                                                                                                                              | Amounts            |
| 1              | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is | Rs. 2,20,51,680 /- |
| 2              | Cost incurred as on _____ (based on the Estimated cost )                                                                                                 | N/A                |
| 3              | Work done in Percentage (as Percentage of the estimated cost )                                                                                           | N/A                |
| 4              | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                                    | N/A                |
| 5              | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)                                                     | N/A                |

Yours faithfully,

*Khalid*

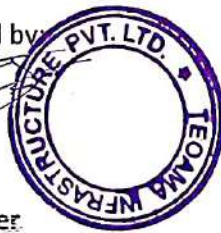
Signature of Engineer  
(Licence No. STR/M/53)



Agreed and Accepted by

*Sabirali Shaikh*  
Signature of Promoter

Name Sabirali Shaikh



\*Note



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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.
6. Please specify if there are any divisions/qualifications Example. Any deviation in input material used from specifications in agreement of sale.

**TABLE C**

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

| Sr.no. | List of Extra / Additional Items executed with Cost         | Amount (In Rs.) |
|--------|-------------------------------------------------------------|-----------------|
| 1      | Total Estimated cost of various professional agencies as on | Rs. 1,91,43,650 |
|        |                                                             |                 |
|        |                                                             |                 |