



FORM 2

**ENGINEER'S CERTIFICATE**

Date: 31.10.2019

To,  
Shri. Pankaj S. Parikh, Director of  
M/s. Parikh Investment & Development Pvt. Ltd.,  
301-304 Vikas Chamber, Mith Chowki,  
Junction of Link Road and Marve Road,  
Malad (W). Mumbai: 400064

Subject : Certificate of Cost Incurred for Development of "**PARADISE RESIDENCY (PARADISE PARK BUILDING NO.2)**" for construction of Building No.2 /Wing- A & B of the \_\_\_\_\_ Phase (MahaRERA-P99000004196) situated on Plot bearing S.No.88A+369B/3 & 4, H.No. 1, 2 & 4 (Plot-A1) demarcated by its boundaries.

To the North : 19°27'29.6"N, 72°47'58.5"E

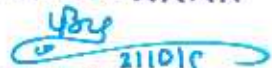
To the South : 19°27'29.1"N, 72°47'58.5"E

To the East : 19°27'29.4"N, 72°47'59.3"E

To the West : 19°27'29.4"N, 72°47'57.6"E

**Village - Bolinj\_ Taluka - Vasai, Dist-Palghar.**

Admeasuring **6028.81Sq.Mts.**Construction area being developed byM/s. **PARIKH INVESTMENT & DEVELOPMENT PVT. LTD.**

**PARESH UNNARKAR**  
  
211015  
Consulting Engineer

Ref: MahaRERA Registration Number \_-P99000004196.

Sir,

I/We **Paresh Unnarkar**, 201/206/207, Mukesh Apartment, B-Wing, Opposite Old VIVA College, Main Flyover Road, Virar (W). have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building No.2 /Wing- A & B of the \_\_\_\_ Phase situated on the plot bearing S.No.88A+369B/3 & 4, H.No. 1, 2 & 4 (Plot-A1) of Division- Konkan, Village- Bolinj, Taluka-Vasai, District-Palghar-401303 admeasuring **6028.81Sq.Mts.** Construction area being developed by M/s. Parikh Investment & Development Pvt. Ltd.

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

- (i) **Mr. Sanjay S. Narang** as L.S./Architect
- (ii) **Mr. Paresh Unnarkar** as Structural Consultant
- (iii) **Mr. Vinod Parikh & Mr. Kirit Wadhwana** as MEP Consultant
- (iv) \_\_\_\_\_ as Quantity Surveyor \*

2. We have estimated the cost of the completion to obtain the 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 consultant and the schedule of items and quantity for the entire work as calculated by Paresh Unnarkar Quantity surveyor \* appointed by the developer / Engineer, and the site inspection carried out by us.

3. We estimate total estimated cost of the building(s) of the aforesaid project under reference as **Rs. 12,01,41,760/-** (Total of table A & B). The Estimated Total Cost of the 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 Vasai Virar City Maha Nagarpalika being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

**PARESH UNNARKAR**

  
31/01/25  
Consulting Engineer

4. The Estimated Cost Incurred till date is calculated at **Rs.3,17,16,187/-** (Total of Table A & 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 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.8,84,25,573/-** (Total of Table A & B).
6. I clarify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in Table A & B below :
7. Area and cost of construction is now revised and considered for G+9 upper storage as per latest approval.

**TABLE – A**

Building No.2/ Wing- A & B

| Sr. No. | Particulars                                                                                              | Amounts           |
|---------|----------------------------------------------------------------------------------------------------------|-------------------|
| 1.      | Total Estimated Cost of the Building/ Wing as on 31.10.2019 date of Registration is.                     | Rs.11,97,41,760/- |
| 2.      | Cost Incurred as on 31.10.2019<br>( Based on the Estimated Cost)                                         | Rs.3,16,96,187/-  |
| 3.      | Work done in percentage.<br>(As percentage of the Estimated Cost)                                        | 26.50 %           |
| 4.      | Balance Cost to Be Incurred.<br>(Based on Estimated Cost)                                                | Rs.8,80,45,573/-  |
| 5.      | Cost Incurred on additional/ extra items as on _____ not included in the Estimated Cost<br>( ANNEXURE A) | Rs. _NIL          |

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 Consulting Engineer

**TABLE – B**

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

| Sr. No. | Particulars                                                                                                                                                       | Amounts       |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1.      | Total Estimated Cost of the Internal and External Development works including amenities and facilities in the Layout as on 31.10.2019.<br>Date of Registration is | Rs.4,00,000/- |
| 2.      | Cost Incurred as on 31.10.2019<br>( Based on the Estimated Cost)                                                                                                  | Rs.20,000 /-  |
| 3.      | Work done in percentage.<br>(As percentage of the Estimated Cost)                                                                                                 | 5.00 %        |
| 4.      | Balance Cost to Be Incurred.<br>(Based on Estimated Cost)                                                                                                         | Rs.3,80,000/- |
| 5.      | Cost Incurred on additonal/ extra items as on _____ not included in the Estimated Cost<br>(ANNEXURE A)                                                            | Rs. NIL/-     |

Yours faithfully,



**Paresh Unnarkar**

B.E.(Civil)

License No. – STR-U/ 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

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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 the 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)

**PARESH UNNARKAR**

*Pare*  
21/01/19  
Consulting Engineer