

SAGAR K. SHARMA (B.E. Civil)

Licensed Surveyor & Project Management Consultants

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: 28/07/2017

To

M/s Etco Builders Pvt. Ltd.,

Unit No S-13 & S-14, 2nd Floor, Pinnacle Business Park,
Shanti Nagar, Near Ahura Centre, Mahakali Caves Road,
MIDC, Andheri – East, Mumbai – 400093

Subject: Certificate of Cost Incurred for Development of “ECO HEIGHTS” for Construction of One(1) building(s)/ Two(2) Wing(s) of the 1st Phase (MahaRERA Registration number-applied for)situated on the Plot bearing CTS No. 726(pt.), 726/16 to 40 demarcated by its boundaries (1. 19°-06’-58.22165”N, 72°-50’-51.07277”E; 2. 19°-06’-56.62338” N, 72°-50’-50.30154”E; 3. 19°-06’-56.72472”N, 72°-50’-49.48287” E; 4. 19°-06’-58.53362”N, 72°-50’-49.67543”E) Nityapriya CHSL to the North, 20’-00” Road & MCGM Office to the South, 90’-00” Sahar Road to the East and 30’-00” Wide road to the West of Division Andheri village Andheri taluka Andheri District Mumbai Suburban PIN 400069 admeasuring 2278.21 sq.mts. Area being developed by M/s. Etco Builders Pvt. Ltd.

Ref: MahaRERA Registration Number (Applied for)

Sir,

I/ We Sagar K. Sharma have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One(1) Building(s)/)/Two(2) Wing(s) of the 1st Phase situated on the plot bearing C.N. No/CTS **726(pt.), 726/16 to 40 of Division Andheri village Andheri taluka Andheri District Mumbai Suburban PIN 400069 admeasuring 2278.21 sq.mts. area being developed by M/s Etco Builders Pvt. Ltd.**

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

(i) M/s. Ellora Project Consultants Pvt. Ltd. as L.S. / Architect;

(ii) Shri Navin C. Shah as Structural Consultant

(iii) Shri Tarun Barai as MEP Consultant

(iv) Shri Dharmesh Dodia 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 **Dharmesh Dodia** 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. 38,59,17,528/-** (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 M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 18,51,24,638/-** (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 MCGM (planning Authority) is estimated at **Rs. 20,07,92,890/-** (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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TABLE A

Building /Wing bearing Number NIL or called “ECO HEIGHTS”

(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 30/06/2017 date of Registration is	Rs. 38,59,17,528/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 18,51,24,638/-
3	Work done in Percentage (as Percentage of the estimated cost)	47.97 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20,07,92,890/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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 30/06/2017 date of Registration is	Rs. _____ /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. _____ /-

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3	Work done in Percentage (as Percentage of the estimated cost)	----- %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. ----- /-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	Rs. ----- /-

Yours Faithfully



Sagar K. Sharma

(Licence No. S/688/LS)

* 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.