

GIRISHKUMAR V. GUPTA

A/33, Yogi Nagar, Flat No.003, Eksar Road, Borivali (West), Mumbai – 400 091

FORM –S (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 : 05/01/2018

To
Sonu Realtors Pvt Ltd.
Laalasis, Plot no.219
11th Road Chembur Mumbai. 71

Subject : Certificate of Cost incurred for Development of "**Kukreja Estate**" for Construction of Residential Building at land bearing CTS No. 1654 (pt) of Village Chembur , Taluka, Kurla, M.S.D, M/West Ward (Maha RERA Registration Number) Demarcated by its boundaries (latitude and longitude of the end points) by the CTS No 1655 on North Side , by the 9.15 Mtr Wide DP Road on South Side , by the CTS No 1642 on East side and by the CTS No 1654 (Pt) on West Side. The plot under reference admeasures 1903 sq.mts . are being developed by Shri Mohan T. Kukreja Managing Director of M/s. Sonu Realtors Pvt Ltd

Ref : Maha RERA Registration Number (to be obtained)

Sir,

I / We MR. GIRISH GUPTA have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under Maha RERA being Kukreja Estate situated on land bearing CTS No. 1654 (pt) of Village Chembur , Taluka, Kurla, M/West Ward, M.S.D, Mumbai 400 071. The plot under reference admeasures 1903 sq.mts . are being developed by Shri Mohan T. Kukreja Managing Director of M/s. Sonu Realtors Pvt Ltd

1. Following technical professionals are appointed by Owner / Promoter

- Shri. Sameer Kulkarni as Architect
- Shri H.R. Mahimtura as Structural Consultant
- Shri. Hitesh Sanghvi / Vilas Date as MEP Consultant
- Shri Mahesh Patil as Site Supervisor.

2. We have estimated the cost of 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



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project under reference by the developer and consultants and the schedule of items and quantity for the entire work 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 Estimate Cost of completion of the building(s) of the aforesaid project under reference as Rs 36,00,00,000/- (Rupees Thirty Six Crores) (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.15,75,00,000/- (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 Municipal Corporation of Greater Mumbai , Planning Authority is estimated at Rs.20,25,00,000/- (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:

Table A

Building known as “ KUKREJA ESTATE ”

(to be prepared separately for each building / Wing of the Real Estate Project)

	Particulars	Amount Rs.
1	Total Estimated cost of the building / wing as on 30/11/2017 date of Registration is	33,00,00,000/-
2	Cost incurred as on 30/11/2017 (based on the estimated cost)	14,85,00,000/-
3	Work done in percentage (as percentage of the estimated cost)	45%
4	Balance cost to be incurred (Based on Estimated Cost)	18,15,00,000/-
5	Cost Incurred on Additional / Extra Items as on 30/11/2017 not include in the Estimated Cost (Annexure A)	NIL



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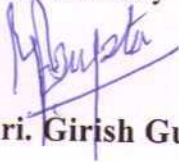
Table B

(to be prepared separately 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 30/11/2017 date of Registration is	Rs. 3,00,00,000 /-
2	Cost incurred as on 30/11/2017 (based on the estimated cost)	Rs. 90,00,000 /-
3	Work done in percentage (as percentage of the estimated cost)	30 %
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. 2,10,00,000/-
5	Cost Incurred on Additional / Extra Items as on 31/05/17 not include in the Estimated Cost (Annexure A)	Rs. ___ NIL ___ /-

Overall work completed is 43.75 % (Table A + Table B)

Yours faithfully



Shri. Girish Gupta

Signature of Engineer
(License No. G/144/SS-I)

* 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 (*0 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 (*)

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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 specification 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)



Kukreja Estate		for engineer certificate	
	A	B	Total
Total cost	330,000,000	30,000,000	360,000,000
	148,500,000	9,000,000	157,500,000
% complete	45.00	30	43.75
balance to incur	181,500,000	21,000,000	202,500,000

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