

Registered Engineer
AMIE
Regn.No.AM069334-3

G-7,8, 'D' Wing, Sethi Palace,
Ambadi Road, Vasai Road (W),
Dist. Palghar – 401 202.
Tel. :- 0250 – 2336318 / 233404
E-mail :- encon4@gmail.com
encon1@rediffmail.com

VP-059/RR-A/01

Date:-28-12-2017

ENGINEER'S CERTIFICATE

To,
The **VIVA WINNER VENTURE REALTORS LLP**
Thakur Arcade, First Floor,
Station Road, Virar (West),
Palghar District- 401303

Subject: Certificate of Cost Incurred for Development of M/s. Viva Winner Venture Realtors LLP VIVA CITY – A11 for Construction of 1 building (Part of larger layout) as per proposal to be submitted to VVCMC of the Project [MahaRERA Registration No.P99000008138] situated on the Plot bearing S.No. 324 demarcated by its boundaries (Latitude – 19°26'25.16"N and Longitude – 72°47'34.44"E) S.No. 303 to the North, S.No. 324 to the South, S.No. 302 to the East, S.NO.324 to the West of Division-Konkan, Village-Bolinj, Taluka-Vasai, District-Palghar PIN- 401303 admeasuring 5574.08 sq.mts. FSI area being developed by M/s. Viva Winner Venture Realtors LLP.[File No.VP 059 as per VVCMC]

Sir,

I Sanjay S. Narang have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building (Part of larger layout) as per proposal to be submitted to VVCMC of the Viva Winner Venture Realtors LLP VIVA CITY – A11 Project situated on the plot bearing S.No.324 of Division-Konkan, Village-Bolinj, Taluka-Vasai, District-Palghar, PIN-401303 admeasuring 5574.08 sq.mts. FSI area being developed by M/s. Viva Winner Venture Realtors LLP. [File No.VP 059 as per VVCMC]

1. Following technical professionals are appointed by Owner / Promoter :-
 - i. Shri Sanjay S. Narang as Licensed Engineers.
 - ii. Shri Paresch Unnarkar as Structural Consultant.
 - iii. Shri Dhananjay Apte as MEP Consultant.
 - iv. Shri Devidas Auti 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 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 Mr. Devidas Auti quantity Surveyor appointed by 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 of the aforesaid project under reference as Rs.29,26,43,268/- (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 from the VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.3,93,29,417/- (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 of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC is estimated at Rs.25,33,13,835/- (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 :

Viva City - A11 – TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.26,30,73,028 /-
2	Cost incurred as on (based on the Estimated cost)	Rs.3,93,29,417/-
3	Work done in Percentage (as Percentage of the estimated cost)	14.95 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.22,37,43,611 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0/-

SANJAY S. NARANG

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Viva City - A11 – TABLE B

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.2,95,70,224/-
2	Cost incurred as (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,95,70,224/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0/-

NOTE:- This letter is issued subsequent to earlier letter issued by us dated 26-07-2017

Thanking you
Yours faithfully,
Sanjay S.Narang

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*** 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.

Annexure A

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