



SK Consultants & Engineers

Address: 909, The Landmark, Plot no- 26A, Sector -7, Kharghar, Navi Mumbai-410210 Ph: 91+ 7977077375

FORM-2

ENGINEER'S CERTIFICATE

Date: 12th Aug 2019

To
VAYUPUTTRA BUILDERS & INFRASTRUCTURES PVT. LTD.
703/A, PRAKRITI APARTMENT,
WAGALE ESTATE, Thane (M Corp.),
PIN CODE - 400604.

Subject: Certificate of Cost incurred for the development of "GEM PARADISE" having one building of the project [Rera Registration Number : P51800014003] situated on the Plot Bearing No / CTS no / Survey Number/Final Plot no. 183 PART demarcated by its boundaries BUILDING NO D-53 to the North, 40 WIDE ROAD to the East, AZAD NAGAR PRESTIGE CHS to the West, DEV PRESTIGE to the South, Village - Andheri, Taluka - Andheri, District - Mumbai Suburban, Pin Code- 400053, admeasuring 931.57 sq.mtrs, Area being developed by VAYUPUTTRA BUILDERS & INFRASTRUCTURES PVT. LTD.

Ref: MahaRERA Registration Number: P51800014003

Sir, I Mr. Shantanu Kuchya Proprietor of the firm S.K. Consultants & Engineers have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA , being "GEM PARADISE" having one building of the project [Rera Registration Number : P51800014003] situated on the Plot Bearing No / CTS no / Survey Number/Final Plot no. 183 PART demarcated by its boundaries BUILDING NO D-53 to the North, 40 WIDE ROAD to the East, AZAD NAGAR PRESTIGE CHS to the West, DEV PRESTIGE to the South, Village - Andheri, Taluka - Andheri, District - Mumbai Suburban, Pin Code- 400053, admeasuring 931.57 sq.mtrs, Area being developed by VAYUPUTTRA BUILDERS & INFRASTRUCTURES PVT. LTD.



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Following technical professionals are appointed by Owner / Promoter: -

(i) CHANDRASHEKHAR OAK as the Architect.

1. 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 Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.18,75,00,000/- (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 MHADA. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs.4,05,93,908/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 The MHADA (planning Authority) is estimated at Rs.14,69,06,092/- (Total of Table A and B).
5. 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 (Sale Building)

Sr.No	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 07.11.2017 Date of Registration is	7,99,90,313/-
2	Cost Incurred as on 30.06.2019 (Based on the estimated cost)	1,73,17,970/-
3	Work done in percentage (As percentage of the Estimated Cost)	21.65%
4	Balance cost to be incurred (Based on estimated cost)	6,26,72,343/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2019 not Included in the Estimated Cost (Annexure A)	NIL

TABLE-B (Sale Building)

Sr.No	Particulars	Amount
1	Total Estimated cost of Internal &External Development works Including Amenities & facilities in the layout as on 07.11.2017 date of registration.	1,41,15,937/-
2	Cost Incurred as on 30.06.2019 (Based on the estimated cost)	30,56,112/-
3	Work done in percentage (As percentage of the Estimated Cost)	21.65%
4	Balance cost to be incurred (Based on estimated cost)	1,10,59,825/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2019 not Included in the Estimated Cost (Annexure A)	NIL

TABLE-A (Rehab Building)

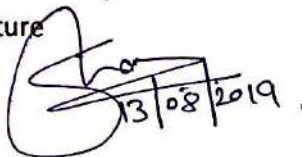
Sr.No	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 07.11.2017 Date of Registration is	7,93,84,687/-
2	Cost Incurred as on 30.06.2019 (Based on the estimated cost)	1,71,86,852/-
3	Work done in percentage (As percentage of the Estimated Cost)	21.65%
4	Balance cost to be incurred (Based on estimated cost)	6,21,97,835/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2019 not Included in the Estimated Cost (Annexure A)	NIL

TABLE-B (Rehab Building)

Sr.No	Particulars	Amount
1	Total Estimated cost of Internal & External Development works Including Amenities & facilities in the layout as on 07.11.2017 date of registration.	1,40,09,063/-
2	Cost Incurred as on 30.06.2019 (Based on the estimated cost)	30,32,974/-
3	Work done in percentage (As percentage of the Estimated Cost)	21.65%
4	Balance cost to be incurred (Based on estimated cost)	1,09,76,089/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2019 not Included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature


13/08/2019.