



SK Consultants & Engineers

Address: 909, The Landmark, Plot no- 26A, Sector -7, Kharghar, Navi Mumbai-410210 Ph: 91+ 797707737

FORM-2

ENGINEER'S CERTIFICATE SEPTEMBER-2019

To

**Vayuputra Builders & Infrastructures PVT.LTD,
703/A, Prakriti Apartment,
Wagale Estate, Thane,
Pin - 400604.**

Date: 08th July 2020

Subject: Certificate of Cost incurred for development of project "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 Vayuputra Builders & Infrastructures PVT.LTD.

Ref: MahaRERA Registration Number: P51800014003

We, SK Consultants & Engineers have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 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 Vayuputra Builders & Infrastructures PVT.LTD.



Following technical professionals are appointed by Owner / Promoter: -

(i) **Mr. Chandrashekhar Oak** as an 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 Maharashtra Housing and Area Development Authority (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.4,64,31,547/-** (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 Maharashtra Housing and Area Development Authority (MHADA) (planning Authority) is estimated at **Rs.14,10,68,453/-** (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 (REHAB BUILDING)
Address: 909, The Landmark, Plot no- 26A, Sector -7, Kharghar, Navi Mumbai-410210 Ph: 91+ 7977077375

Sr.No	Particulars	Amount
1	Total Estimated cost of the Building as on 07.11.2017 Date of Registration is	7,93,84,688/-
2	Cost Incurred as on 30.09.2019 (Based on the estimated cost)	1,96,58,421/-
3	Work done in percentage (As percentage of the Estimated Cost)	24.76%
4	Balance cost to be incurred (Based on estimated cost)	5,97,26,267/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2019 not Included in the Estimated Cost (Annexure A)	NIL

TABLE A (SALE BUILDING)

Sr.No	Particulars	Amount
1	Total Estimated cost of the Building as on 07.11.2017 Date of Registration is	7,99,90,312/-
2	Cost Incurred as on 30.09.2019 (Based on the estimated cost)	1,98,08,394/-
3	Work done in percentage (As percentage of the Estimated Cost)	24.76%
4	Balance cost to be incurred (Based on estimated cost)	6,01,81,918/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2019 not Included in the Estimated Cost (Annexure A)	NIL



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TABLE B

Sr.No	Particulars	Amount
1	Total Estimated cost of Internal & External Development works Including Amenities & facilities in the Project as on 07.11.2017 date of registration.	2,81,25,000/-
2	Cost Incurred as on 30.09.2019 (Based on the estimated cost)	69,64,732/-
3	Work done in percentage (As percentage of the Estimated Cost)	24.76%
4	Balance cost to be incurred (Based on estimated cost)	2,11,60,268/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2019 not Included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature

