

Form-2 [See Regulation 3]

ENGINEER'S CERTIFICATE

Date : 31.12.2018

To,
Shri Chirag Rajendra Shah,
M/S Sanskruti Nirman Pvt. Ltd,
C.A. to Owner,
Add : J/101, Nisarg Heaven CHSL,
Opp. Panchsheel Heights,
Mahavir Nagar, Kandivali – (w),
Mumbai - 400092.

Sub : certificate of percentage of completion of construction work of “ Sanskruti Splendour”, building single wing of the phase of the project (Maha RERA Registration Number) situated on the plot bearing C.T.S. No. 2510 demarcated by its boundaries (latitude and longitude of the end points) by remaining portion of C.T.S. No. 2510 to the north by 18.30m. vide shiv vallabh road to the south by 18.30m D.P. Road to the East by western express highway to the west of division dahisar situated on junction of shiv vallabh marg & western express highway, Dahisar – (East) admeasuring 2.7 FSI construction area 6670.91 sq.mtrs and future development 2375.98 sq. mtrs. are being developed by M/S. Sanskruti Nirman Pvt.Ltd.

Ref: Maha RERA Registration Number P51800009760

Sir,

I have understood assignment of certificate Estimated cost for the subject Real Estate Project Proposed to be registered under Maha RERA, being “Sanskriti Splendour” Building the 1 wing of the Phase situated on the Plot bearing CTS No. 2510 of village Dahisar situated on junction of shiv vallabh marg & western express highway, Dahisar – (East), Mumbai – 400068 admeasuring 2.7 FSI construction area 6670.91 sq.mtrs. and future development 2375.98 sq. mtrs area being by M/S Sanskruti Nirman Pvt.Ltd.

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

- | | |
|--|--------------------------|
| (1) Mr. Ashwin R. Mehta of M/S A.R. Mehta & Associates | as Architect; |
| (ii) Mr. K.C. Shah | as Structural Consultant |
| (iii) M/s/ Shri/Smt _____ | as MEP Consultant |
| (iv) Shri Ajay R. Shah | as Quantity Surveyor* |

2. We have estimated the cost the completion to obtain Occupation Certificate / Completion, of the Civil, MEP and Allied works, of the Building (s) of the project. Our estimated cost calculations are based on the 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 calculation by Ajay R. Shah 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 of the aforesaid project under reference as Rs.35,73,28,962/- [Total of Table A and B] the estimated Total Cost of project is with reference to the Civil MEP and allied works required total Cost completion 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 id calculation at Rs.14,29,37,776/- [Total of amount A and B].The amount of Estimated Cost Incurred is calculation on the base of amount pt Total Estimated Cost.

5. The Balance cost of completion of the Civil. MEP and Allied works of the Building (s) of the Balance Project to obtain Occupation Certificate / Compilation Certificate from M C G M(Planning Authority) is estimated at Rs. 21,43,91,186/- (Total of Table A and B).

6. I certify that the cost of the Civil, MEP and allied work for the aforesaid Project as completion on the date of this certificate is as given in table A and B below:

TABLE – A

Building / Wing bearing Number_____ or called_____

(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 date	Rs. 332340474/-
2.	Cost incurred as on (Based on the estimated cost)	Rs. 14,29,37,776/-
3.	Work done in Percentage (As percentage of the estimated cost)	4

4.	Balance Cost to be incurred (Based in Estimated Cost)	Rs. 18,94,02,699/-
5.	Cost Incurred on Additional / Extra Items As on not included in The Estimated Cost (Annexure A)	Rs. NIL/-

TABLES – B

(to be preparation for the entire registration phase of the real State project)

Sr. No.	Particular	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. 2,49,88,488/-
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. NIL_/-
3.	Work done in Percentage (As percentage of the estimated cost)	Rs. NIL/-
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 2,49,88,488/-
5.	Cost Incurred on Additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully
Signature of Engineer

(Licence No S/444/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, whose certificate by office of Engineer or can be done by an independent Quantity survey whose certificate of quantity calculation can be relied upon by the Engineer.
In case if independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculation by office of Engineer, the name of the person in the office of Engineer who is responsible for the quantity calculation should be mentioned at the place market (*)
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 in amendment of the cost incurred / to be incurred.
5. All component 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 estimated total cost)