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FORM - 2

ENGINEER'S CERTIFICATE

To,

Date:-21/09/2017

The Maharashtra Real Estate Regulatory Authority
3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (E), Mumbai 400051

Subject:

Certificate of Cost Incurred for Development of (The Trees) for Construction of residential building (s) 5 Wing (s) of the Residential Phase 2 of Trees Project (Maha RERA Registration Number) situated on the Plot bearing C.N. No./CST No./Survey no./ Final Plot no 51/B Demarcated by its boundaries (latitude and longitude of the end points)) LAT: N19°05'47.31779" & LON: E72°55'13.91874" to the North LAT: N19°05'30.07874" & LON: E72°55'14.11079" to the South LAT: N19°05'38.20208" & LON: E72°55'24.50141" to the East LAT: N19°05'33.14121" & LON: E72°55'09.81368" to the West of Village Vikhroli, Taluka Kurla, Mumbai Suburban District PIN 400 079 admeasuring 138402.00 Sq.Mts. area being developed by (Promoter)

Ref: MahaRERA Registration Number _____



Dear Sir,

We R design architects have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Residential Building (s)/ 5 Wing (s) of the Residential Phase 2 of Trees Project situated on the plot bearing C.N No/CST No./ Survey no./ Final Plot No 51/B of the Division Konkan village Vikhroli East taluka Kurla District Mumbai Suburban PIN 400079 admeasuring 138402.00 sq.mts. area being developed by (Owner/ Promoter).

1. Following technical professionals are appointed by Owner / Promoter :-
 - i. M/s Kapadia and Associates Design LLP as L.S. / Architect;
 - ii. M/s Structural Engineering Consultancy Services Pvt. Ltd. as Structural Consultant
 - iii. M/s Ecofirst Services Limited as MEP Consultant
 - iv. M/s Turner & Townsend Private Limited as Quantity Survey
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(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 Turner and Townsend India Pvt. Ltd. quantity Surveyor appointed by Developer, and the assumption of the cost 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(s) of the aforesaid project under reference as Rs 206.62 crore (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 certificated 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. 50.90 Crore (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. 155.71 Crore (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/Wing bearing Number 1 or called Wing K

Sr. No.	Particulars	Amounts
1	Total estimated cost of the building/ wing as on 31st August 2017 date of registration is	Rs. 30.26 Crores /-
2	Cost incurred as on 31st August 2017 (based on the Estimated Cost)	Rs. 9.41 Crores /-
3	Work done in Percentage (as Percentage of the Estimated Cost)	31%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 20.84 Crores /-
5	Cost Incurred on Additional / Extra Items as on 31st August 2017 not included in the Estimated Cost (Annexure A)	0

Building/Wing bearing Number 2 or called Wing L

Sr. No.	Particulars	Amounts
1	Total estimated cost of the building/ wing as on 31st August 2017 date of registration is	Rs. 33.95 Crores /-
2	Cost incurred as on 31st August 2017 (based on the Estimated Cost)	Rs. 9.73 Crores /-
3	Work done in Percentage (as Percentage of the Estimated Cost)	29%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 24.22 Crores /-
5	Cost Incurred on Additional / Extra Items as on 31st August 2017 not included in the Estimated Cost (Annexure A)	0



Building/Wing bearing Number 3 or called Wing M

Sr. No.	Particulars	Amounts
1	Total estimated cost of the building/ wing as on 31st August 2017 date of registration is	Rs. 31.08 Crores /-
2	Cost incurred as on 31st August 2017 (based on the Estimated Cost)	Rs. 8.49 Crores /-
3	Work done in Percentage (as Percentage of the Estimated Cost)	27%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 22.59 Crores /-
5	Cost Incurred on Additional / Extra Items as on 31st August 2017 not included in the Estimated Cost (Annexure A)	0

Building/Wing bearing Number 4 or called Wing N

Sr. No.	Particulars	Amounts
1	Total estimated cost of the building/ wing as on 31st August 2017 date of registration is	Rs. 45.98 Crores /-
2	Cost incurred as on 31st August 2017 (based on the Estimated Cost)	Rs. 11.36 Crores /-
3	Work done in Percentage (as Percentage of the Estimated Cost)	25%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 34.61 Crores /-
5	Cost Incurred on Additional / Extra Items as on 31st August 2017 not included in the Estimated Cost (Annexure A)	0



Building/Wing bearing Number 5 or called Wing O

Sr. No.	Particulars	Amounts
1	Total estimated cost of the building/ wing as on 31st August 2017 date of registration is	Rs. 50.35 Crores /-
2	Cost incurred as on 31st August 2017 (based on the Estimated Cost)	Rs. 10.99 Crores /-
3	Work done in Percentage (as Percentage of the Estimated Cost)	22%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 39.36 Crores /-
5	Cost Incurred on Additional / Extra Items as on 31st August 2017 not included in the Estimated Cost (Annexure A)	0



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 31st August 2017 date of Registration is	Rs. 15.01 Crores /-
2	Cost incurred as on 31st August 2017 (based on the Estimated Cost)	Rs. 0.91 Crores /-
3	Work done in Percentage (as Percentage of the Estimated Cost)	6%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 14.09 Crores /-
5	Cost Incurred on Additional / Extra Items as on 31st August 2017 not included in the Estimated Cost (Annexure A)	0

Yours Faithfully,

[Handwritten Signature]

Signature of Engineer

(License No: M 1520649)



***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.