

Ellora Project Consultants

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FORM - 2

ENGINEER'S CERTIFICATE

Date: 27th March, 2018

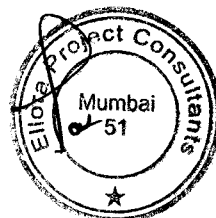
To
M/s. Valuable Dreamscape Pvt. Ltd.
Harsh Plaza, 1st Floor, Opp. Sector -2,
100ft Road, Mira Road (East),
Dist. Thane - 401 107,

Subject: Certificate of Cost Incurred for Development of Project known as "Sparsh" for Construction of 2 building(s) consisting of 'A' & 'B' Wing(s) (MahaRERA Registration Number P51800002394) situated on the Plot bearing CTS No. 238 E of Village Mulgaon & CTS No. 8C of Village Chakala demarcated by its boundaries (latitude and longitude of the end points) Techno Polis Knowledge Park to the North Mathuradas Vassanji Road to the South MIDC Area to the East Mahakali Caves Road to the West of Division Konkan Village Mulgaon and Chakala Taluka Andheri District Mumbai Suburban PIN 400 059 admeasuring 3952.10 sq. mtrs. area being developed by M/s. Valuable Dreamscape Pvt. Ltd.

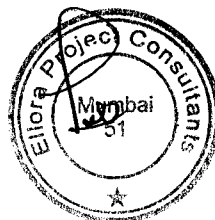
Ref: MahaRERA Registration Number **P51800002394**

Sir/Madam,

I **Jitendra Dewoolkar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 2 building(s) consisting of 'A' & 'B' Wing(s) (MahaRERA Registration Number **P51800002394**) situated on the Plot bearing CTS No. 238 E of Village Mulgaon & CTS No. 8C of Village Chakala Taluka Andheri District Mumbai Suburban PIN 400 059 admeasuring 3952.10 sq. mtrs. area being developed by M/s. Valuable Dreamscape Pvt. Ltd.



1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) Shri. Manish M. Shah as Architect
 - (ii) Shri. Hiren Tanna as Structural Consultant
 - (iii) M/s. Electro-Mech Consultant Pvt. Ltd. as MEP Consultant
 - (iv) Shri Sandeep Sakpal 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(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 Mr. Sandeep Sakpal 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(s) of the aforesaid project under reference as Rs.44,36,91,400/- (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 Municipal Corporation of Greater Mumbai (M.C.G.M.) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.19,98,71,758/- (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



(M.C.G.M.) (planning Authority) is estimated at Rs.24,38,19,642/- (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

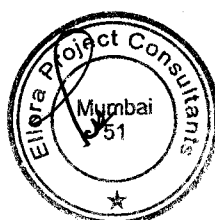
Wing A

| Sr. No. | Particulars | Amount |
|---------|--|-------------------|
| 1 | Total Estimated cost of the building/ wing as on 28.02.2018 date of Registration is | Rs.19,18,45,700/- |
| 2 | Cost incurred as on 28.02.2018 (based on the Estimated cost) | Rs.10,01,11,994/- |
| 3 | Work done in Percentage (as percentage of estimated cost) | 52% |
| 4 | Balance Cost to be Incurred (Based on the Estimated cost) | Rs.9,17,33,706/- |
| 5 | Cost Incurred on Additional / Extra Items as on 28.02.2018 not included in the Estimated Cost (Annexure A) | Rs.0/- |

TABLE A

Wing B

| Sr. No. | Particulars | Amount |
|---------|---|-------------------|
| 1 | Total Estimated cost of the building/ wing as on 28.02.2018 date of Registration is | Rs.19,18,45,700/- |
| 2 | Cost incurred as on 28.02.2018 (based on the Estimated cost) | Rs.9,97,59,764/- |
| 3 | Work done in Percentage (as percentage of estimated cost) | 52% |
| 4 | Balance Cost to be Incurred (Based on the Estimated cost) | Rs.9,20,85,936/- |



| | | |
|---|---|--------|
| 5 | Cost Incurred on Additional /Extra Items as on 28.02.2018 not included in the Estimated Cost (Annexure A) | Rs.0/- |
|---|---|--------|

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

| Sr. No. | Particulars | Amount |
|---------|---|------------------|
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28.02.2018 date of Registration is | Rs.6,00,00,000/- |
| 2 | Cost incurred as on 28.02.2018 (based on the Estimated cost) | Rs.0/- |
| 3 | Work done in Percentage (as percentage of estimated cost) | 0% |
| 4 | Balance Cost to be Incurred (Based on the Estimated cost) | Rs.6,00,00,000/- |
| 5 | Cost Incurred on Additional /Extra Items as on 28.02.2018 not included in the Estimated Cost (Annexure A) | Rs.0/- |

Yours Faithfully

For M/s. ELLORA PROJECT CONSULTANTS

**Signature of Engineer
(JITENDRA DEWOOLKAR)
(License No. STR/D/95)**

