

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 26th July 2017

To
Skylark Realtors Pvt. Ltd.,
4th Floor, Viraj Towers, Andheri East,
Western Express Highway,
Near WEH Metro Station
Mumbai - 400093.

Subject: Certificate of Cost Incurred for of Construction Work of of the building "JP North Estella" of the Rera Real Estate Project [MahaRERA Registration Number- Applied for] "JP North Estella" situated on the Plot bearing Survey / Hissa No. 24/3 (pt.), demarcated by its boundaries (latitude and longitude of the end points) 19° 16' 56.88" N, 72° 53' 13.36" E to the North 19° 16' 54.05" N, 72° 53' 13.90" E to the South 19° 16' 55.85" N, 72° 53' 15.62" E to the East 19° 16' 54.41" N, 72° 53' 10.91" E to the West, of Village Ghodbunder, Taluka - Thane, District - Thane, PIN - 401107, admeasuring approximately 6061.68 sq.mts being developed by Skylark Realtors Private Ltd.

Sir,

I, Tushar Dhondu Lad have undertaken assignment of certifying Estimated Cost for of the building "JP North Estella" of the Rera Real Estate Project "JP North Estella", situated on the plot bearing Survey / Hissa No. 24/3 (pt) of Village Ghodbunder, District - Thane, PIN - 401107, admeasuring approximately 6061.68 sq.mts. being developed by Skylark Realtors Pvt. Ltd.

Following technical professionals are appointed by Promoter: -

- i Shri Rajesh Khandeparkar (M/s. URBDES) as Licensed Surveyor.
- ii Shri Umesh Joshi (M/s.- J+W Structural Consultants LLP) as Structural Consultant
- iii Shri Birju Patel (M/s. MEP Consulting Engineers) as MEP Consultant
- iv Shri Anil Nalawade as Site Supervisor
- v Shri Tushar Lad as Engineer / QS for RERA Certification.


Tushar Lad

2. I have estimated the cost of the completion to obtain Occupation Certificate of the Civil, MEP and Allied works, of "JP North Estella" 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 quantity Surveyor Tushar Lad appointed by Developer and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.
3. I estimate the Total Estimated Cost of completion of "JP North Estella" of the aforesaid project under reference as **Rs- 146,83,36,186/-** (One Hundred Fourty Six Crore Eighty-Three Lacs Thirty-Six Thousand One Hundred Eighty-Six only. [Total of Table A(1) and B(1)]. 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 for the "JP North Estella" from the **MCGM**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till 31.05.2017 is calculated at **Rs. 14,84,43,575 /-** (fourteen Crore Eighty-Four Lacs Fourty Three Thousand Five Hundred Seventy-Five Only. [Total of Table A(2) and B(2)] . 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 "JP North Estella" of the subject project to obtain Occupation Certificate from **MCGM** (Planning Authority) is estimated at **Rs. 1,31,98,92,610 /-** (One Hundred Thirty One Crores Ninety-Eight Lacs Ninety-Two Thousand Six Hundred Ten Only. [Total of Table A(4) and B(4)].
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
"JP North Estella"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 1,28,79,60,942 /-

Tushar Lad

2	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 14,84,43,575 /-
3	Work done in Percentage (as Percentage of the estimated cost)	11.53%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,13,95,17,367 /-
5	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-

TABLE B
"JP North Estella"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.05.2017 date of Registration is	Rs. 18,03,75,244 /-
2	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 0.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred	Rs. 18,03,75,244 /-
5	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-

Yours Faithfully

[Handwritten Signature]
Tushar Lad

Signature of Engineer

*** 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.

[Handwritten Signature]
Tushar Lad

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.

Annexure A

List of Extra / Additional Items executed with Cost -Nil

(which were not part of the original Estimate of Total Cost)

Tushar Lad