

Dwijen J. Bhatt

B.E. (Civil), D. C. M., M. M. M.

2/40, Juhu Gulmohar Co-op. Hsg. Society, Gulmohar Road, Juhu Scheme, Mumbai - 400 049. Tel.: 2671 9771

FORM-2

ENGINEER'S CERTIFICATE

Date: 03.07.2017

To

M/s. Tirupati Gruhpravesh LLP,
1st Floor, Premsons Shopping Centre
Premsons Compound, Opp. Jain Temple,
Caves Road, Jogeshwari (East),
Mumbai - 400060.

Subject: Certificate of Cost Incurred for Development of Project "Platinum Tower No-7". [On-going Project Registration] situated on the Plot bearing CTS No. 195(Pt.) demarcated by its boundaries 190 7' 34.924" N 720 49' 59.461" E to the North, 190 7' 33.939" N 720 50' 0.976" E to the South, 190 7' 34.551" N 720 50' 1.229" E to the East, 190 7' 34.278" N 720 49' 59.260" E to the West of Division Konkan, Village Andheri, Taluka Andheri, Mumba-400053, admeasuring 1021.18 sq.mts. area being developed by Tirupati Gruhpravesh LLP.

Ref: MahaRERA Registration Number [On-going Project Registration]

Sir,

I Dwijen J Bhatt have undertaken assignment of certifying Estimated Cost for the Subjected Real Estate Project proposed to be registered under MahaRERA, being Platinum Tower No-7 situated on the plot bearing CTS CTS No. 195(Pt.) of Division Konkan, Village Andheri, Taluka Andheri, Mumbai-400053, admeasuring 1021.18 sq.mts. area being developed by Tirupati Gruhpravesh LLP.

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

- (i) M/s. Space Moulders as Architect;
- (ii) M/s. Dwijen J Bhatt as Structural Consultant;
- (iii) M/s. Pankaj Dharkar & Associates as MEP Consultant;

2. I 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. 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. Dinesh Arde 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.

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03 July 2017

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3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,01,27,00,000/- (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.34,30,41,633/- (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 MCGM (planning Authority) is estimated at Rs 66,96,58,367/- (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 Platinum Tower No-7

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/05/2017	Rs. 1,01,27,00,000 /-
2	Cost incurred as on 31/05/2017	Rs. 34,30,41,633/-
3	Work done in Percentage	33.87 %
4	Balance Cost to be Incurred	Rs. 66,96,58,367/-
5	Cost Incurred on Additional /Extra Items as on 31/05/2017 not included in the Estimated Cost.	Rs. Nil

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TABLE B

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

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	NIL
2	Cost incurred as on 31/05/2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

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03 July 2017
Dwijen J Bhatt

(Licence No.STR B -51)

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03 July 2017
DWIJEN J. BHATT
Consulting Structural Engineer
3/40, Juhu Gulmohar C.H.S., Gulmohar Road,
Juhu Scheme, Mumbai-400 049.
BMC Reg. No. STR/B/51

* 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.

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03 July 2017