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FORM - 2

ENGINEER'S CERTIFICATE

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

2nd December, 2017

Shri. Kailashchandra B. Deora,
Partner of M/s. Bright King Development,
7 & 8, 1st Floor,
Laxminarayan Shopping Center,
Poddar Road, Malad East,
Mumbai – 400 097.

Subject: Certificate of Cost Incurred for Development of **Fressia Ranibello** for Construction of one building comprising of Three Wings (MahaRERA Registration Number **P51800007716**) situated at **Sector-I of naturally sub divided and amalgamated plot bearing C.T.S. No. 815 & 843 of village Malad East at Pathanwadi Road, Malad East, Mumbai 400097** demarcated by its boundaries **CTS No. 815/6 to the North, C.T.S. No. 816 to the South, C.T.S. No. 815/8 to the East, C.T.S. No. 819C, C.T.S. No. 819D & 13.40 MTS WIDE D. P. ROAD to the West of Division Konkan village Malad East taluka Borivali District Mumbai Suburban PIN 400097** admeasuring **36789** sq.mts. area being developed by Shri. Kailashchandra B. Deora, Partner of M/s. Bright King Development.

Ref: MahaRERA Registration Number P51800007716

Sir,

I have undertaken assignment of certifying Estimated cost for the cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One building comprising of Three Wings situated at **Sector-I of naturally sub divided and amalgamated plot bearing C.T.S. No. 815 & 843 at Pathanwadi Road, Malad East** demarcated by its boundaries **CTS No. 815/6 to the North, C.T.S. No. 816 to the South, C.T.S. No. 815/8 to the East, C.T.S. No. 819C, C.T.S. No. 819D & 13.40 MTS WIDE D. P. ROAD to the West of Division Konkan village Malad East taluka Borivali District Mumbai Suburban PIN 400097** admeasuring **36789** sq. mts. area being developed by **M/s. Bright King Development**.

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

- **Mr. Vijay Goradia**, as Land Surveyor
- **M/s Patel Kulkarni Consultants**, as Structural Consultant
- **M/s C. E. Consistent Engineering Consultants Pvt Ltd**, as MEP Consultant
- **M/s P R Consultant**, as Design Architect.



- 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. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developers and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- 3) I estimate Total estimated Cost of Completion of the building(s) of the aforesaid project under reference as **Rs. 1,03,00,00,000/-** 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.66,00,00,000/-**. 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. 37,00,00,000/-** 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 C.T. S bearing Number 815 & 843 or called Fressia Ranibello

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Building as on 31.10.2017 date of Registration is 17.08.2017	Rs. 92,70,00,000/-
2.	Cost incurred as on 31.10.2017 (based on the Estimated cost)	Rs. 60,05,00,000/-
3.	Work done in Percentage (as percentage of the estimated cost)	64.78%
4.	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 32,65,00,000/-
5.	Cost incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL



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 31.10.2017 date of Registration is 17.08.2017	Rs. 10,30,00,000/-
2.	Cost incurred as on 31.10.2017 (based on the Estimated cost)	Rs. 5,95,00,000/-
3.	Work done in Percentage (as percentage of the estimated cost)	57.77%
4.	Balance cost to be Incurred (Based on Estimated Cost)	Rs 4,35,00,000/-
5.	Cost incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Thanking you,

Yours Faithfully,



Haresh Patel



*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 a 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 (which were not part of the original estimate of Total Cost)