

ENGINEER'S CERTIFICATE

Date:19.07.2017

To,
Mr. Anshul Garg,
Partner,
Topaz Homes LLP

Subject: Certificate of Cost Incurred for Development of Gagan Adira for Construction building(s)/Wing(s) A,B, C and D of the first phase of the project Gagan Adira situated on the plot bearing Gat no. 569 Plot No.-A/1,2,3,4,5

Demarcated by boundries (18°35'24.16" N and 73° 59' 56.18" E)
Gat No.-568,566,240,241 to the north,
Gat No.-571 to the south,
Road (Front) to the east and
569 (P) to the west

Sir,

I Vaibhav Ingavale B.E.(CIVIL) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being building(s)/Wing(s) A,B, C and D of the first phase of the project Gagan Adira situated on the plot bearing Gat no. 569 Plot No.-A/1,2,3,4,5

Demarcated by boundries (18°35'24.16" N and 73° 59' 56.18" E)
Gat No.-568,566,240,241 to the north,
Gat No.-571 to the south,
Road (Front) to the east and
569 (P) to the west

1. Technical Professional Details-

1. M/S. Malwadkar Architects - LS/Architect
2. Mr. Rajesh Mankani (Design Werkz) – Structural Consultant
3. M/s. Sumit Fire Engineers – Mechanical Consultant (Fire fighting)
4. M/s. Empower Electrical Consultant – Electrical Consultant
5. M/s. Urjal Consultant Pvt Ltd – Plumbing consultant
6. Mr. Vikas Kalaskar (PM) – Site Supervisor

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.Vaibhav Ingavale 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. 804,147,405.14 /-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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 671,557,652.49 /- 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 PMRDA is estimated at Rs .797,696,808.11.

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 or called -A

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.183691844.305/-
2	Cost incurred as on19.07.2017 (based on the Estimated cost)	Rs.31221002.000/-
3	Work done in Percentage (as Percentage of the estimated cost)	17.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.152470842.305/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	

Building /Wing bearing Number or called –B

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.184713732.69/-
2	Cost incurred as on 19.07.2017 (based on the Estimated cost)	Rs.24644055.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	13.34%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.160069677.69/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	

Building /Wing bearing Number or called –C

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.112742639.181/-
2	Cost incurred as on 19.07.2017 (based on the Estimated cost)	Rs.4341864.000/-
3	Work done in Percentage (as Percentage of the estimated cost)	3.85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.108400775.181/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	

Building /Wing bearing Number or called -D

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.184980727.672/-
2	Cost incurred as on 19.07.2017 (based on the Estimated cost)	Rs.6138233.000/-
3	Work done in Percentage (as Percentage of the estimated cost)	3.32%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.178842494.672/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	

TABLE B

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.139040349.672/-
2	Cost incurred as on 19.07.2017 (based on the Estimated cost)	Rs.6450597.030/-
3	Work done in Percentage (as Percentage of the estimated cost)	4.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.132589752.642/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	

Yours Faithfully



Signature of Engineer