



ELLORA PROJECT CONSULTANTS

317-321, Ninad Chs Ltd. Bldg. No. 7, Kher Nagar, Service Road, Bandra (E), Mumbai - 400051. • Tel.: 022 2647 4144 / 2647 4177
Email Add. : elloraprojectconsultants@gmail.com • ketenbelsare@yahoo.com

FORM - 2

ENGINEER'S CERTIFICATE

Date: 27th July, 2017

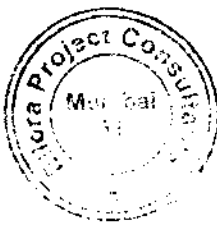
To
M/s. Valuable Dreamscape Pvt. Ltd.
Harsh Plaza, 1st Floor, Opp. Sector -2,
100ft Road, Mira Road (East),
Dist. Thane - 401 107,

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) 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 _____

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) 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: -

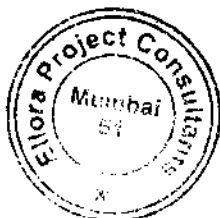
- (i) Shri. Manish M. Shah as Architect
- (ii) Shri. Hiren Tanna as Structural Consultant
- (iii) M/s. Electro-Mech Consultant Pvt. Ltd. as MEP Consultant
- (iv) Shri Sandeep Sakpal as Quantity Surveyor*

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 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. 19,18,45,700/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

[Signature]



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. 25,18,45,700/- (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 :

***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.

Annexure A

List of Extra/ Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

[Handwritten Signature]

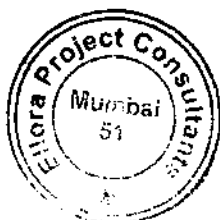


TABLE A
Wing- A

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30.06.2017 date of Registration is	19,18,45,700
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	9,20,85,936
3	Work done in Percentage (as percentage of estimated cost)	48%
4	Balance Cost to be Incurred (Based on the Estimated cost	9,97,59,764
5	Cost Incurred on Additional /Extra Items, as on 30.06.2017 not included in the Estimated Cost (Annexure A)	-

TABLE A
Wing -B

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30.06.2017 date of Registration is	19,18,45,700
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	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	9,20,85,936
5	Cost Incurred on Additional /Extra Items, as on 30.06.2017 not included in the Estimated Cost (Annexure A)	-

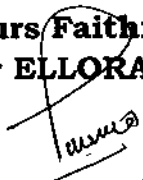
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TABLE B**(to be prepared for the entire registered phase of the Real Estate Project)**

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2017 date of Registration is	6,00,00,000
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	0
3	Work done in Percentage (as percentage of estimated cost)	0%
4	Balance Cost to be Incurred (Based on the Estimated cost)	6,00,00,000
5	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	0

Yours Faithfully
For ELLORA PROJECT CONSULTANTS


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

