

MR. RAJEEV RANJAN

GEETA NAGAR, PHASE- V, FLAT NO. B/102, MIRA ROAD (EAST), THANE- 401107
REG. LICENSE NUMBER-R/141/SS-I of the Supervisor Grade -1

FORM-2 [see Regulation 3]

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: 30/06/2017

To
M/s. Starone Realcon Pvt. Ltd.,
4 Bungalows, SVP Nagar,
Versova Andheri-W,
Mumbai- 400053

Subject: Certificate of Cost Incurred for Development of Crest Project situated on the cluster Plot No. CD 2 bearing Survey no. 120 (part) and CTS No. 1374-B/476 at Versova, Andheri West, Mumbai - 400053 admeasuring 1248.72 sq. mtrs. Area being developed by M/s. Starone Realcon Pvt. Ltd.

Ref: For MAHA RERA Registration

Sir,

I, **Mr. Rajeev Ranjan**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Crest Project, situated on the cluster Plot No. CD 2 bearing Survey no. 120 (part) and CTS No. 1374-B/476 at Versova, Andheri West, Mumbai - 400053 admeasuring 1248.72 sq. mtrs. Area being developed by M/s. Starone Realcon Pvt. Ltd.

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

- a) **Arch. Kaushik Patel** as consulting Architect ;
- b) **M/s. Ellora Project Consultant** as Structural Consultant
- c) **M/s. Ellora Project Consultant** as Liasion Architect



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 me duly 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. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.28,68,20,837/- (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 (MCGM) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date as per bills is calculated at Rs.20,75,66,243/- (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 as per books 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 (MCGM) (planning Authority) is estimated at Rs.7,92,54,594/- (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
Crest

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing as on date for Registration is	Rs. <u>27,31,70,249/-</u>
2	Cost incurred as on <u>30/06/2017</u> as per bills (based on the Estimated cost)	Rs. <u>19,80,43,853/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>72.49</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>7,51,26,396/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/06/2017</u> not included in the Estimated Cost	Rs. <u>NIL</u> /-

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 date of Registration	Rs. <u>1,36,50,588/-</u>
2	Cost incurred as per bills as on <u>30/06/2017</u> (based on the Estimated cost)	Rs. <u>95,22,390/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>69.75</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>41,28,198/-</u>
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u> /-

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TABLE C
Crest (Table A + Table B)

Sr. No	Particulars	Amounts
1	Total Estimated cost as on of Registration is	Rs. <u>28,68,20,837</u> /-
2	Total Cost incurred as per bills on <u>30/06/17</u> (based on the Estimated cost)	Rs. <u>20,75,66,243</u> /-
3	Total Work done as per bills in Percentage (as Percentage of the estimated cost)	<u>72.36</u> %
4	Total Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>7,92,54,594</u> /-
5	Total Cost Incurred on Additional /Extra Items as on <u>30/06/2017</u> not included in the Estimated Cost	Rs. <u>NIL</u> /-

Yours Faithfully

Rajeev Ranjan

Signature of Engineer

(Licence No. R/141/SS-I of the Supervisor Grade -I)

*** 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.