

Ellora Project Consultants

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ENGINEER'S CERTIFICATE

Date: 27th March, 2018

To
M/s Gurukrupa Developers
Harsh Plaza, 01st Floor, opp sector - 02.,
100 ft road, Mira Road (East),
Taluka and District - Thane - 401107

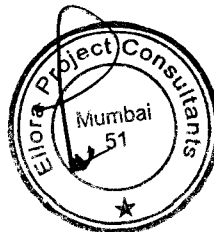
Subject: Certificate of Cost Incurred for Development of Project known as "UNIQUE GREENS" for Construction of SALE Building "WING A, C and D" (MahaRERA Registration Number P51700009563) situated on the Land bearing Old Survey No.166 Hissa No. 15pt,16pt,25pt,26pt,27pt,28pt,32pt, Village Kavesar Taluka Thane, District Thane PIN -400601 admeasuring 6780.00 sq. mtrs. area being developed by M/s. Gurukrupa Developers.

Demarcated by its boundaries-
EAST SIDE - S. No. 26(pt) 40 mtr. Wide D.P. Road
WEST SIDE - S. No. 34 (pt) and 20 pt.
NORTH SIDE - S. No. 166 (pt) and 15 (pt)
SOUTH SIDE - 40 mtr. wide DP Road,

Ref: MahaRERA Registration Number P51700009563

Respected 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 known as "UNIQUE GREENS" for Construction of SALE Building "WING A, C and D" of the project situated on the Land bearing Old Survey No.166 Hissa No. 15pt,16pt,25pt,26pt,27pt,28pt,32pt, Village Kavesar Taluka Thane, and District Thane PIN 400601 admeasuring 6780.00 sq. mtrs. area being developed by M/s. Gurukrupa Developers.



1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) 10 Folds Architects & Consultants as Architect
 - (ii) Shri. Ellora Consultants as Structural Consultant
 - (iii) M/s. Electro Mech Consultants as MEP Consultant.
 - (iv) Mr. 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. 54,25,00,000/- (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 Thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 17,85,05,907 /- (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 Thane Municipal Corporation is estimated at Rs. 36,39,94,093/- (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:

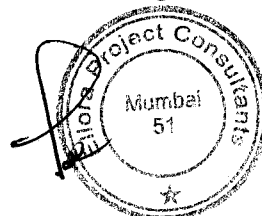


TABLE A
Building no. "A Wing"

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building/ wing as on 28 th February 2018 date of Registration is	Rs. 17,93,75,000 /-
2	Cost incurred as on 28 th February 2018 (based on the Estimated cost)	Rs. 7,31,87,423 /-
3	Work done in Percentage (as percentage of estimated cost)	40.80%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs. 10,61,87,577/-
5	Cost Incurred on Additional / Extra Items as on 28 th February 2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE A
Building no. "C Wing"

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/ wing as on 28 th February 2018 date of Registration is	Rs. 10,50,00,000 /-
2	Cost incurred as on 28 th February 2018 (based on the Estimated cost)	Rs. 4,28,41,417 /-
3	Work done in Percentage (as percentage of estimated cost)	40.80%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs. 6,21,58,583/-
5	Cost Incurred on Additional / Extra Items as on 28 th February 2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

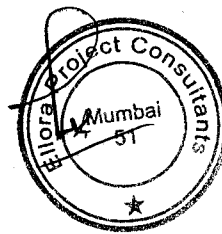


TABLE A

Building no. "D Wing"

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/ wing as on 28 th February 2018 date of Registration is	Rs. 15,31,25,000 /-
2	Cost incurred as on 28 th February 2018 (based on the Estimated cost)	Rs. 6,24,77,067 /-
3	Work done in Percentage (as percentage of estimated cost)	40.80%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs. 9,06,47,933 /-
5	Cost Incurred on Additional / Extra Items as on 28 th February 2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

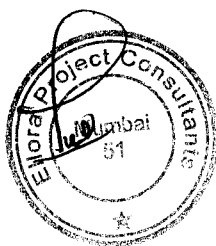
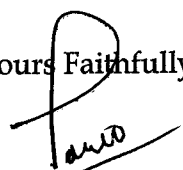


TABLE B

Building no. "A" , "C" and "D"

Sr.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28 th February 2018 date of Registration is	Rs. 10,50,00,000/-
2	Cost incurred as on 28 th February 2018 (based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as percentage of estimated cost)	0%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs. 10,50,00,000/-
5	Cost Incurred on Additional /Extra Items as on 28 th February 2018 not included in the Estimated Cost (Annexure A)	Rs.0/-

Yours Faithfully,


Signature of Engineer
M/s. Ellora Project Consultants Pvt. Ltd
Mr. Jitendra Deolkar
(License No.STR/D/95).

