

ENGINEER'S CERTIFICATE

Date:09/06/2017

To
The Ekta Shubham Ventures,
401, Hallmark Business Plaza,
Bandra (E), Opposite Gurunanak Hospital,
Maharashtra-400051

Subject: Certificate of Cost Incurred for Development of Ekta Shubham Ventures **for Construction of 1 (One) building(s)/ Wing(s) of the Phase I (MahaRERA Registration Number) situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 5 , C.T.S.NO. 114** demarcated by its boundaries (latitude and longitude of the end points) 9.15 M. W. ROAD TRILOK KAPOOR MARG to the North_C.T.S.NO. 166PT, 168PT to the the South ---C.T.S. NO. 115--to the East--C.T.S. NO. 113--to the west of Division--Kokan- village -- Vadavli- taluka- Borla Taluka Salsette - Chembur- District- Mumbai Suburban-- PIN--400071- admeasuring--614.9- sq.mts. area being developed by Ekta Shubham Venture.

Ref. MahaRERA Registration Number _____

Sir,

I, Rajesh Panchal have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being **1 (One) Building(s)/Wing(s)** of the Legranz situated on the plot bearing C.N.No/CTS No./Survey no./ Final Plot no 5 , C.T.S.NO. 114 of Division--Kokan- village -- Vadavli- taluka- Borla Taluka Salsette - Chembur- District-Mumbai Suburban-- PIN--400071- admeasuring--614.9- sq.mts. area being developed by Ekta Shubham Venture.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Mr. **KARANI & SANGHOI DESIGNERS.** as L.S. / Architect;
 - (ii) M/s **J+W Consultant LLP** as Structural Consultant
 - (iii) MEP Consultant not appointed yet.
 - (iv) Mr. **Rajesh Pote** 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 Rajesh Pote**
 2. quantity Surveyor* 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_Thirteen Crore Sixty Six Lakh Sixty Five Thousand**

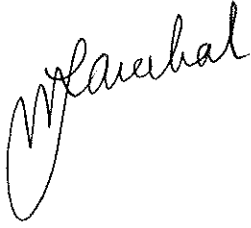
Two hundred Ninety Nine Only (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **-Three Crore Fifty Lakh Twenty Eight Thousand Thirty Three only** (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 **MCGM** (Planning Authority) is estimated at **Ten Crore Sixteen Lakh Thirty Seven Thousand Two Hundred Sixty Six Only** (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		Central Park
Sr. No.	Particulars	Wing A
1	Total Estimated cost of the Building/Wing as on 31/05/17	131,816,994/-
2	Cost Incurred as on 31/05/17 (based on estimated cost)	35,028,033/-
3	Work done in percentage (as per percentage of estimated cost)	26.57%
4	Balance cost to be incurred (Based on estimated cost)	96788961/-
5	Cost Incurred on additional/extra items as on 31/05/17 not included in estimated cost (Annexure A)	0

Table B		Phase I
Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External development works including amenities and facilities in the layout as on date of the registration is	4,848,305/-
2	Cost Incurred as on (based on the estimated cost)	0/-
3	Work done in Percentage (as per percentage of estimated cost)	0/-
4	Balance cost to be incurred (based on estimated cost)	4,848,305/-
5	Cost Incurred on additional/Extra items as on 31/05/17 not included in the estimated cost (Annexure A)	0

Yours Faithfully



Signature of Engineer

(License No...P/3..) 28 / SS-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.

Annexure A

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