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Prasad Shetty
(LICENCED SITE SUPERVISOR)
License No: S/807/SS-II

Annexure B
FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 31/12/2024

To.
M/s. ERA Realtors Pvt. Ltd.
Omkar House,
Off Eastern Express Highway,
Opp. Sion Chunnabhatti Signal,
Sion East, Mumbai- 400022.

Sub: Certificate of Cost Incurred for period of **October-24 to December-2024** for Development of project called "Alta Monte & Signet No.02 of Building(s)/ Wing(s) of the First Phase of the Project (MahaRERA Registration Number P51800010463 situated on the plot Bearing CTS No./ Survey No./Final Plot No. 811 A/7(pt), 812,813,814 A/1, 814 A/2, 814 A/3, 814 A/4, 821 (pt), 824(pt), 825(pt) & 844(pt) demarcated by its boundaries (latitude and longitude of the end points) 19°11'02.83"N 72°51'39.11"E to the **North** 19°10'54.63"N 72°51'38.14"E to the **South** 19°10'58.52"N 72°51'45.39"E to the **East** 19°11'01.53"N 72°51'31.44"E to the West of Division Konkan Village Malad East Taluka Borivali District Mumbai Suburban Pin 400097 admeasuring 32511.99 Sq.mts Area being Developed by ERA Realtors Pvt. Ltd.

Ref: **MahaRERA Registration Number P51800010463**

Sir.

We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being "**2 Building(s)/Wing (s) of the First Phase of the project**, situated on the Plot bearing CTS No. 821(pt.) & 825(pt.) demarcated with its boundaries to the East by CTS No. . 811 A/7(pt), 812,813,814 A/1, 814 A/2, 814 A/3, 814 A/4, 821, 824, 825(pt) & 844(pt) of the Division Konkan, District Mumbai Surbuban, Taluka Borivali, Village Malad (East), District – Borivali, Pin code 400 097 admeasuring 32511.99 Sq.mts developed by M/s. ERA Realtors Pvt. Ltd.

Following technical professionals are appointed by M/s. ERA Realtors Pvt. Ltd.

- a) M/s./ Shree Anand V. Dhokay as Architect.
- b) M/s./ JW Consultants LLP as Structural Consultant.
- c) M/s./ Hydro Mechanical Consultant as MEP Consultants;
- d) M/s./Rajiv Malhotra Engineering Consultants Pvt. Ltd. (Sale Bldg.01) & M/s WTP Cost Advisory India Pvt. Ltd. (Sale Bldg.02) as Quantity Surveyor.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer I Consultants. The Schedule of items and quantity required for the entire work as calculated by Rajiv Malhotra Engineering Consultants Pvt. Ltd. (Sale Bldg.01) & M/s WTP Cost Advisory India Pvt. Ltd. (Sale Bldg.02) as Quantity Surveyor. appointed by Developer/Engineer, the assumption

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Name : Prasad Shetty License No. S/807/SS-II Date: 08.07.2021

Address : 801, MARATHON MONTE VISTA, MADAN MOHAN MALVIA ROAD, OPP. MULUND TELEPHONE EXCHANGE, MULUND WEST, MUMBAI, MUMBAI-400080

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of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. ₹ 4,204,277,024 /- for Rehab Construction (Total of Table A1 and **B1**) and **Rs. ₹ ₹ 13,214,082,402.00/- for Sale Construction** (Total of Table A2 and **B2**) at the time of Registration. The estimated Total. Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the **SRA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. ₹ 2,974,936,388.49 /- for Rehab Construction (Total of Table A1 and **B1**) and **Rs ₹ 11,682,798,568.05 /- for Sale Construction** (Total of Table A2 and **B2**) The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used and unit cost of these items.
5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the building of the subject project and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 1,229,340,635.24 /- for Rehab Construction (Total of Table A1 and **B1**) and Rs 1,531,283,833.95 **for Sale Construction** (Total of Table A2 and **B2**)
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid project and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Rehab Construction (Total of Table A1 and **B1**) & **Sale Construction** (Total of Table A2 and **B2**) below:

TABLE A1

Rehab Building /Wings bearing Number -1&2

(to be prepared separately for each building/ Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	₹ 3,708,810,237.00
2.	Cost incurred as on date of certificate	₹ 2,652,882,976.94
3.	Work done in Percentage (as Percentage of the estimated cost)	72%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	₹ 1,055,927,260.06
5.	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table — C)	Nil

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TABLE A2

Sale Building/ Wing Bearing Alta Monte Tower B
(to be prepared separately for each building/ Wing of the Real Estate Project)
Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	₹ 3,82,56,04,343.00
2.	Cost incurred as on date of certificate	₹ 2,560,497,444.06
3.	Work done in Percentage (as Percentage of the estimated cost)	67%
4.	Balance Cost to be [muffed." (Based on Estimated Cost)	₹ 1,265,106,898.94
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table — C)	Nil

TABLE A3

Sale Building/ Wing Bearing Alta Monte Tower D
(to be prepared separately for each building/ Wing of the Real Estate Project)
Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	₹ 5,39,00,00,000.00
2	Cost incurred as on date of certificate	₹ 5,385,000,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	99.91%
4	Balance Cost to be [muffed." (Based on Estimated Cost)	5,000,000.00
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table — C)	Nil

TABLE A4

Sale Building/ Wing Bearing Signet
(to be prepared separately for each building/ Wing of the Real Estate Project)
Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	₹ 2,23,00,00,000.00
2	Cost incurred as on date of certificate	₹ 2,208,832,207.68
3	Work done in Percentage (as Percentage of the estimated cost)	99.05%
4	Balance Cost to be [muffed." (Based on Estimated Cost)	₹ 21,167,792.32
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table — C)	Nil

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TABLE B1

Rehab Building /Wings bearing Number -1&2
(to be prepared separately for each building/ Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	₹ 49,54,66,787.00
2	Cost incurred as on date of certificate	₹ 322,053,411.55
3	Work done in Percentage (as Percentage of the estimated cost)	65.00%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	₹ 173,413,375.45
5	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table — C)	Nil

TABLE B2

Sale Building/ Wing Bearing Number 02 or Called Signet.
(to be prepared separately for each building/ Wing of the Real Estate Project)
Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 1,768,478,059.00
2	Cost incurred as on date of certificate	Rs. 1,528,468,916.31
3	Work done in Percentage (as Percentage of the estimated cost)	86.43%
4	Balance Cost to be [muffed." (Based on Estimated Cost)	Rs. 240,009,142.69
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table — C)	Nil

Yours Faithfully,

Signature 

Name **MR. PRASAD SHETTY**

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License No. S/807/SS-II Date: 08.07.2021 (If applicable)

Agreed and Accepted by:

Signature of Promoter Name: 

Date: 31.12.2024



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Note :

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required I escalation of cost etc. 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.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Item	Amount (In Rs.)
1		
2		

