

FORM-2

ENGINEER'S CERTIFICATE

Date: 15th July 2017

To

Neumec Infrastructure LLP,
Hubtown Solaris, 807/808,
8th Floor, N. S. Phadke Marg,
Opp. Telli Gally,
Near Regency Hotel,
Andheri (East), Mumbai - 400069.

Subject: Certificate of Cost Incurred for Development of Ideal CHS Ltd. Project for Construction of one building(s) of the Single Phase (MahaRERA Registration Number - New Registration) situated on the Plot bearing CTS No. 195/139,195/140,195/169,195/170 demarcated by its boundaries (latitude and longitude of the end points) (N-19°06'59.6", E-72°49'54.4") to the North (N-19°06'58.6", E-72°49'54.4") to the South (N-19°06'59.1", E-72°49'54.9") to the East (N-19°06'59.2", E-72°49'53.9") to the West of Division Andheri village Andheri taluka Andheri District Mumbai Suburb PIN 400 049 admeasuring 1398.00 sq. mts. area being developed by [Promoter]

Ref: MahaRERA Registration Number - Applied for

Sir,

I **Sandeep Subhash Paramane** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building of the Single Phase situated on the plot bearing **CTS No. 195/139,195/140,195/169,195/170** of Division Andheri village Andheri taluka Andheri District Mumbai Suburb PIN 400 049 admeasuring 1398 sq. mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri **Rajesh Shah** as Architect ;
 - (ii) M/s **JW Consultants LLP** as Structural Consultant
 - (iii) M/s **MAK MEP Consultants** as MEP Consultant
 - (iv) Shri. **Sanket Lele** 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

Shri. Sanket Lele 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) (MHADA & Rehab Wing) of the aforesaid project under reference as Rs. **21, 40, 99,640/-**. 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 from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **1, 27, 84,630/-**. 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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at Rs **20, 13, 15,010/-**.
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:

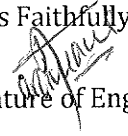
TABLE A

MHADA & REHAB WING

Sr. No	Particulars	Amounts
1	Total Estimated cost of the MHADA & REHAB Wing as on 15 th July 2017 is	Rs. 21,40,99,640/-
2	Cost incurred as on 15 th July 2017 (based on the Estimated cost)	Rs. 1,27,84,630/-
3	Work done in Percentage (as Percentage of the estimated cost)	5.97 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20,13,15,010/-
5	Cost Incurred on Additional /Extra Items as on 15 th July 2017 not included in the Estimated Cost (Annexure A)	Rs. 0 /-



Yours Faithfully


Signature of Engineer

*** 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.

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Subject: Certificate of Cost Incurred for Development of Ideal CHS Ltd. Project for Construction of one building of the Single Phase (MahaRERA Registration Number - New Registration) situated on the Plot bearing CTS No. 195/139,195/140,195/169,195/170 demarcated by its boundaries (latitude and longitude of the end points) (N-19°06'59.6", E-72°49'54.4") to the North (N-19°06'58.6", E-72°49'54.4") to the South (N-19°06'59.1", E-72°49'54.9") to the East (N-19°06'59.2", E-72°49'53.9") to the West of Division Andheri village Andheri taluka Andheri District Mumbai Suburb PIN 400 049 admeasuring 1398.00 sq. mts. area being developed by [Promoter]

Ref: MahaRERA Registration Number – Applied for

Sir,

I **Sandeep Subhash Paramane** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building of the Single Phase situated on the plot bearing **CTS No. 195/139,195/140,195/169,195/170** of Division Andheri village Andheri taluka Andheri District Mumbai Suburb PIN 400 049 admeasuring 1398 sq. mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) **Shri Rajesh Shah** as Architect ;
 - (ii) **M/s JW Consultants LLP** as Structural Consultant
 - (iii) **M/s MAK MEP Consultants** as MEP Consultant
 - (iv) **Shri. Sanket Lele** 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

Shri. Sanket Lele 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) (Sale Wing) of the aforesaid project under reference as Rs. **17, 35, 13,350/-**. 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 from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **1, 49, 76,285/-**. 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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at Rs **15, 85, 37,065/-** .
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 below :

TABLE A

SALE WING

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Sale Wing as on 15 th July 2017 is	Rs. 17,35,13,350/-
2	Cost incurred as on 15 th July 2017 (based on the Estimated cost)	Rs. 1,49,76,285/-
3	Work done in Percentage (as Percentage of the estimated cost)	8.63 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15,85,37,065/-
5	Cost Incurred on Additional /Extra Items as on 15 th July 2017 not included in the Estimated Cost (Annexure A)	Rs. 0 /-



Yours Faithfully


Signature of Engineer

*** 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.