

ELLORA PROJECT CONSULTANTS

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FORM - 2

ENGINEER'S CERTIFICATE

Date: 27th March, 2018.

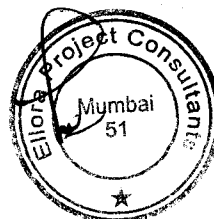
To
M/s. Unique Shanti Developers LLP
Harsh Plaza, 1st Floor, Opp. Sector -2,
100ft Road, Mira Road (East),
Dist. Thane - 401 107.

Subject: Certificate of Cost Incurred for Development of Project known as "UNIQUE AURUM-II" Construction Work of ONE No. of Building, situated on the Land bearing Old Survey No.459 Hissa No. 4, New Survey No. 133 Hissa No. 4 Village Navghar demarcated by its boundaries (latitude and longitude of the end points) 60' wide lay out Plan to the North, Old Survey No.459/1 & 456 Village Navghar to the South, Old Survey No.459/5 & 462 Village Navghar to the East Old Survey No. 458 Village Navghar to the West of Old Survey No. 459/3 Village Navghar, Taluka Thane, District Thane PIN 401 107 admeasuring area 4250.00 sq. mtrs. being developed by M/s. Unique Shanti Developers LLP.

Ref: MahaRERA Registration Number P51700006770

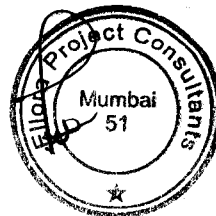
Respected Sir,

I Mr. Jitendra Deolkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Project known as "UNIQUE AURUM-II" Construction Work of ONE No. of Building, situated on the Land bearing Old Survey No.459 Hissa No. 4, New Survey No. 133 Hissa No. 4 Village Navghar demarcated by its boundaries (latitude and longitude of the end points) 60' wide lay out Plan to the North, Old Survey No.459/1& 456 Village Navghar to the South, Old Survey No.459/5 & 462 Village Navghar to the East Old



Survey No. 458 Village Navghar to the West of Old Survey No. 459/3 Village Navghar, Taluka Thane, District Thane PIN 401 107 admeasuring area 4250.00 sq. mtrs. being developed by M/s. Unique Shanti Developers LLP.

1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) Shri. Avinash Mhatre as Architect.
 - (ii) Shri. Hiren Tanna as Structural Consultant.
 - (iii) M/s. Electro Mech Consultants as MEP Consultant.
 - (iv) Shri. 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 Shri. Sandeep Sakpal 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. 32,99,38,800/- (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 Mira Bhyander Municipal Corporation (MBMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



4. The Estimated Cost Incurred till date is calculated at Rs.28,37,47,360/- (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 Mira Bhyander Municipal Corporation (MBMC) is estimated at Rs. 4,61,91,440/- (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 Type E/ Wing E

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/ wing as on 28/02/2018 date of Registration is	Rs.31,47,69,200/-
2	Cost incurred as on 28/02/2018 (based on the Estimated cost)	Rs.27,07,01,510/-
3	Work done in Percentage (as percentage of estimated cost)	85.90%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs.4,40,67,690/-
5	Cost Incurred on Additional /Extra Items as on 28/02/2018 not included in the Estimated Cost (Annexure A)	NIL

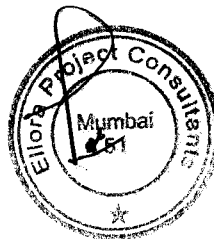


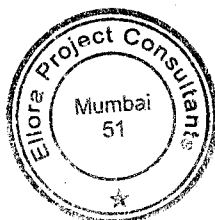
TABLE B

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/02/2018 date of Registration is	Rs.1,51,69,600/-
2	Cost incurred as on 28/02/2018 (based on the Estimated cost)	Rs.1,30,45,850/-
3	Work done in Percentage (as percentage of estimated cost)	85.90%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs.21,23,750/-
5	Cost Incurred on Additional /Extra Items as on 28/02/2018 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



**Signature of Engineer
Mr. Jitendra Deolkar
(License No. STR/D/95).**



***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.

