

Mr. Ashok Bhanushali

Meghdoot, Vallabh Baug Lane, Damji Shamji Shah Chowk, Ghatkopar (E), Mumbai – 400 077 .

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

To
Universe Developers,
Meghdoot, Vallabh Baug Lane,
Ghatkopar (E)
Mumbai – 400 077.

31st March 2018

Subject: Certificate of Cost Incurred for Development of Mahavir Universe - Phoenix for construction of 1 No. of Building(s)/ single Wing(s) of the single Phase [MahaRERA Registration Number P51800002709] situated on the Plot bearing CTS No : 420A, 420B, 420C and 420D demarcated by its boundaries (latitude and longitude of the end points) 19°8'57.54"N and 72°56'25.76"E to the East, 19°8'57.99"N and 72°56'23.16"E to the West, 19°8'58.41"N and 72°56'25.36"E to the North and 19°8'56.49"N and 72°56'24.57"E to the South of the Village Bhandup at L.B.S. Marg, Bhandup (West), Taluka Kurla, District Mumbai City, Pin 400 078 admeasuring 4927.58 sq.mtr. area being developed by Universe Developers.

Ref: MahaRERA Registration Number P51800002709.

Sir,

I Mr. Ashok Bhanushali have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Single Building single Wing(s) of the Single Phase situated on the plot bearing CTS No : 420A, 420B, 420C and 420D demarcated by its boundaries (latitude and longitude of the end points) 19°8'57.54"N and 72°56'25.76"E to the East, 19°8'57.99"N and 72°56'23.16"E to the West, 19°8'58.41"N and 72°56'25.36"E to the North and 19°8'56.49"N and 72°56'24.57"E to the South of the Village Bhandup at L.B.S. Marg, Bhandup (West), Taluka Kurla, District Mumbai City, Pin 400 078 admeasuring 4927.58 sq.mtr. area being developed by Universe Developers.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s. Daisaria Associates as Architect ;
- (ii) M/s. Parekh and Kulkarni as Structural Consultant



Mr. Ashok Bhanushali

Meghdoot, Vallabh Baug Lane, Damji Shamji Shah Chowk, Ghatkopar (E), Mumbai – 400 077 .

- (iii) M/s /Shri / Smt None as MEP Consultant
- (iv) Shri. NONE 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. None 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. 1,56,82,89,831/- (Rupees one hundred and fifty six crores eighty two lakhs eighty nine thousand eight hundred and thirty one 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 Municipal Corporation of Greater Mumbai (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. 1,16,42,66,365 /- (Rupees one hundred and sixteen crores fourty two lakhs sixty six thousand three hundred and sixty five 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 Municipal Corporation of Greater Mumbai (MCGM) (planning Authority) is estimated at Rs. 40,40,23,466 /- (Rupees forty crores forty lakhs twenty three thousand four hundred and sixty six only) (Total of Table A and B).



Mr. Ashok Bhanushali

Meghdoot, Vallabh Baug Lane, Damji Shamji Shah Chowk, Ghatkopar (E), Mumbai – 400 077 .

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

Mahavir Universe - Phoenix

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 31 st March 2018 date of Registration is	Rs. 1,56,82,89,831/-
2.	Cost incurred as on 31 st March 2018 (based on the Estimated cost)	Rs. 1,16,42,66,365 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	74.23%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.40,40,23,466 /-
5.	Cost Incurred on Additional /Extra Items as on 31 st March 2018 not included in the Estimated Cost. (Annexure A)	Rs.0/-

TABLE B

Mahavir Universe - Phoenix.

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 st March 2018 date of Registration is	Rs. 0
2.	Cost incurred as on 31 st March 2018 (based on the Estimated cost)	Rs. 0
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0 /-
5.	Cost Incurred on Additional /Extra Items as on 31 st March 2018 not included in the Estimated Cost (Annexure A)	Rs. 0 /-



Mr. Ashok Bhanushali

Meghdoot, Vallabh Baug Lane, Damji Shamji Shah Chowk, Ghatkopar (E), Mumbai – 400 077 .

Yours Faithfully



Mr. Ashok Bhanushali
(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.