

**FORM-2**

**ENGINEER'S CERTIFICATE**

Date: 23.10.2017

To,

**M/S Ultraspace developers Pvt.Ltd.**

4th floor, HDIL Towers,  
Anant Kanekar Marg,  
Bandra (East),  
Mumbai – 400051

**Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building with A,B,C,D,E,F Wing(s) of the INSIGNIA Project [MahaRERA Registration Number – P51800002313 situated on the Plot bearing CTS NO.5530/A, 5530/A – 1 TO 3 demarcated by its boundaries Lat.-19°04'22.034", Long.- 72°052'3.078" to the North West, Lat. 19°04'22.678" Long. 72°052'4.619" to the North East, Lat. 19°04'17.394" Long. 72°052'2.330" to the South East, Lat. 19°04'19.390" Long. 72°052'7.512" to the South West, and by property bearing C.T.S. Nos. 5544(P), 5542(P), 7012 and 7046 to the East, C.T.S. Nos. 5550, 5555, 5562, 5559 and 5561 to the West, C.S.T. Road to the North, Bandra Kurla Complex, C.T.S. No. 4207 to the South, by Division KOLEKALYAN village SANTACRUZ E taluka District MUMBAI PIN 400098 admeasuring 9874 sq. mts. area being developed by M/s Ultraspace Developers Pvt.Ltd.**

Sir,

I, Azim Darekha, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, being Work of the Sale Building with 6 Wings of the Project, situated on the plot bearing CTS NO.5530/A, 5530/A – 1 TO 3 of Division KOLEKALYAN village SANTACRUZ E taluka District



**MUMBAI PIN 400098 admeasuring 9874 sq. mts. area being developed by  
Ultraspace Developers Pvt.Ltd.**

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

- (i) M/s GVS Associates as L.S. / Architect
- (ii) M/s JW Consultants as Structural Consultant
- (iii) M/s Dilip Bobade as MEP Consultant
- (iv) Shri. Azim Darekha as Quantity Surveyor\*

I 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 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.

1. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 276.22 crores (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.

2. The Estimated Cost incurred till 30.09.2017 is calculated at Rs. 222.74 crores (Total of Table A and B).

The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

3. 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 Rs. 53.18 Crores (Total of Table A and B).

4. 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**

**Wing A**

| Sr. No. | Particulars   | Amount           |
|---------|---|------------------|
| 1.      | Total Estimated cost of the building/wing as on 30/09/2017 date of Registration is                        | Rs. 47.49 Crores |
| 2.      | Cost incurred as on 30/09/2017 (based on the Estimated cost)  | Rs. 45.59 Crores |
| 3.      | Work done in Percentage (as Percentage of the estimated cost )  | 96%              |
| 4.      | Balance Cost to be Incurred (Based on Estimated Cost)   | Rs. 1.90 Crores  |
| 5.      | Cost Incurred on Additional /Extra Items as on 30/09/2017 not included in the Estimated Cost (Annexure A) | Rs. Nil.         |

**Wing B**

| Sr. No. | Particulars  | Amount           |
|---------|--|------------------|
| 1.      | Total Estimated cost of the building/wing as on 30/09/2017 date of Registration is | Rs. 50.28 Crores |
| 2.      | Cost incurred as on 30/09/2017 (based on the Estimated cost)                       | Rs. 48.27 Crores |
| 3.      | Work done in Percentage (as Percentage of the estimated cost )                     | 96%              |

|    |   |                 |
|----|---|-----------------|
| 4. | Balance Cost to be Incurred (Based on Estimated Cost)   | Rs. 5.53 Crores |
| 5. | Cost Incurred on Additional /Extra Items as on 30/09/2017 not included in the Estimated Cost (Annexure A) | Rs. Nil.        |

#### Wing C

| Sr. No. | Particulars   | Amount           |
|---------|---|------------------|
| 1.      | Total Estimated cost of the building/wing as on 30/09/2017 date of Registration is                        | Rs. 49.60 Crores |
| 2.      | Cost incurred as on 30/09/2017 (based on the Estimated cost)  | Rs. 47.62 Crores |
| 3.      | Work done in Percentage (as Percentage of the estimated cost )  | 96%              |
| 4.      | Balance Cost to be Incurred (Based on Estimated Cost)   | Rs. 1.98 Crores  |
| 5.      | Cost Incurred on Additional /Extra Items as on 30/09/2017 not included in the Estimated Cost (Annexure A) | Rs. Nil.         |

#### Wing D

| Sr. No. | Particulars  | Amount           |
|---------|--|------------------|
| 1.      | Total Estimated cost of the building/wing as on 30/09/2017 date of Registration is | Rs. 25.15 Crores |
| 2.      | Cost incurred as on 30/09/2017 (based on the Estimated cost)                       | Rs. 24.14 Crores |
| 3.      | Work done in Percentage (as Percentage of the estimated cost )                     | 96%              |
| 4.      | Balance Cost to be Incurred (Based on Estimated Cost)                              | Rs. 1.01 Crores  |

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|    |   |          |
|----|---|----------|
| 5. | Cost Incurred on Additional /Extra Items as on 30/09/2017 not included in the Estimated Cost (Annexure A) | Rs. Nil. |
|----|---|----------|

#### Wing E

| Sr. No. | Particulars   | Amount           |
|---------|---|------------------|
| 1.      | Total Estimated cost of the building/wing as on 30/09/2017 date of Registration is                        | Rs. 28.70 Crores |
| 2.      | Cost incurred as on 30/09/2017 (based on the Estimated cost)  | Rs. 16.88 Crores |
| 3.      | Work done in Percentage (as Percentage of the estimated cost )  | 59%              |
| 4.      | Balance Cost to be Incurred (Based on Estimated Cost)   | Rs. 11.83 Crores |
| 5.      | Cost Incurred on Additional /Extra Items as on 30/09/2017 not included in the Estimated Cost (Annexure A) | Rs. Nil.         |

#### Wing F

| Sr. No. | Particulars   | Amount           |
|---------|---|------------------|
| 1.      | Total Estimated cost of the building/wing as on 30/09/2017 date of Registration is                        | Rs61.92 Crores   |
| 2.      | Cost incurred as on 30/09/2017 (based on the Estimated cost)  | Rs. 36.29 Crores |
| 3.      | Work done in Percentage (as Percentage of the estimated cost )  | 59%              |
| 4.      | Balance Cost to be Incurred (Based on Estimated Cost)   | Rs. 25.64 Crores |
| 5.      | Cost Incurred on Additional /Extra Items as on 30/09/2017 not included in the Estimated Cost (Annexure A) | Rs. Nil.         |

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**TABLE B**

| Sr. No. | Particulars   | Amounts          |
|---------|---|------------------|
| 1.      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/09/2017 date of Registration is | Rs. 13.08 Crores |
| 2.      | Cost incurred as on 30/09/2017 (based on the Estimated cost )   | Rs. 3.96 Crores  |
| 3.      | Work done in Percentage (as Percentage of the estimated cost )  | 30%              |
| 4.      | Balance Cost to be Incurred (Based on Estimated Cost)   | Rs. 9.12 Crores  |
| 5.      | Cost Incurred on Additional /Extra Items as on 30/09/2017 not included in the Estimated Cost (Annexure A)   | Rs. Nil.         |

Yours Faithfully



Signature of

Azim Darekha

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.

#### **Annexure A**

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

