

S R Estimation

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FORM-2

ENGINEER'S CERTIFICATE

Date: 30-09-18

To

**WadhwaResidency Private Limited,
301 Platina, Plot No. C-59,
G Block, Bandra-Kurla Complex,
Mumbai-98.**

Subject: Certificate of Cost Incurred for Development of 4 Wings of Tower B being known as Promenade being Project situated on the Plot bearing CTS Nos.50, 50/1 to 50/ 7 and 50/35 to 50/44 demarcated by its boundaries (latitude and longitude of the end points) 19°5'49.35"N, 72°55'8.58"E to the North 19°5'43.49"N, 72°55'7.29"E to the South 19°5'47.24"N, 72°55'10.93"E to the East 19°5'47.57"N, 72°55'6.85"E to the West of Division KonkanVillage VikhroliTalukaGhatkoparDistrict Mumbai PIN 400086, having plinth area of 2066.44sq.mts. constructed on a Larger Property bearing CTS. No. 50, 50/1 to 50/ 7 and 50/35 to 50/44 being developed by **WadhwaResidency Private Limited.**

Sir,

I **Sarika Ade** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA vide no. **P51800000201**, situated on the plot bearing **CTS Nos. 50, 50/1 to 50/ 7 and 50/35 to 50/44** of Division **Konkan** Village **Vikhroli** Taluka**Ghatkopar** District **Mumbai** having plinth area of 2066.44 sq.mts. by utilizing the FSI/Balance FSI of the Larger Property as stated above being developed by **Wadhwa Residency Private Limited.**

On the said Larger Property the Promoters have also constructed two other buildings, Tower A as per approved plan having 4 Wings known as "Boulevard" and Tower B having 7 wings of which 3 are known as "Vista" and Balance being constructed now under this Project to be known as "Promenade" and Tower C known as "Panorama". The towers "Vista, Boulevard and Panorama" are complete and Occupation Certificate thereof have been received and the same are occupied by the flat purchasers.

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

- (i) M/s. **M/s. Spaceage Consultants** as Liaisoning Architect;
- (ii) M/s **NiranjanPandya Associates** as Structural Consultant;
- (iii) M/s **MEP Consulting Engineer** as MEP Consultant;
- (iv) M/s. **SR. Estimation** _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 Buildings 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 **Sayali Kene** 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 buildings of the aforesaid project under reference as **Rs 2,54,76,82,305/-** (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 from the **Brihan mumbai Municipal Corporation (BMC)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **30-09-18** is calculated at **Rs. 1,98,39,38,290/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from **Brihan mumbai Municipal Corporation (BMC)** (planning Authority) is estimated at **Rs 56,37,44,014/-** (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 .

Promenade 1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30-09-18 date of Registration is (New Registration)	403,273,077
2	Cost incurred as on 30-09-18 (based on the Estimated cost)	394,736,356
3	Work done in Percentage (as Percentage of the estimated cost)	97.88%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,536,721
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Promenade 2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30-09-18 date of Registration is (New Registration)	830,481,662
2	Cost incurred as on 30-09-18 (based on the Estimated cost)	601,275,376
3	Work done in Percentage (as Percentage of the estimated cost)	72.40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	229,206,286
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Promenade 3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30-09-18 date of Registration is (New Registration)	825,063,762
2	Cost incurred as on 30-09-18 (based on the Estimated cost)	608,684,908
3	Work done in Percentage (as Percentage of the estimated cost)	73.77%
4	Balance Cost to be Incurred (Based on Estimated Cost)	216,378,854
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Promenade 4

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30-09-18 date of Registration is (New Registration)	386,404,488
2	Cost incurred as on 30-09-18 (based on the Estimated cost)	322,222,527
3	Work done in Percentage (as Percentage of the estimated cost)	83.39%
4	Balance Cost to be Incurred (Based on Estimated Cost)	64,181,961
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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 30-09-18 date of Registration is (New Registration)	102,459,316
2	Cost incurred as on 30-09-18 (based on the Estimated cost)	85,220,118
3	Work done in Percentage (as Percentage of the estimated cost)	83.17%
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,239,198
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

Yours Faithfully

Sarika.J.Ade



Signature of Engineer

PRN NO-0053271