

FORM-2
ENGINEER'S CERTIFICATE

Date : 20-07-2017

To,

The Nirmal Lifestyle Ltd,

Multiplex Building,
3rd Floor, LBS Marg,
Mulund (West)
Mumbai-400080.

Subject: Certificate of Cost Incurred for Development of Building No 9, Wing A – ACE & Wing B – MATCH POINT in project CITY OF JOY for construction of 1 No. of Building situated on the Plot bearing C.T.S No. 661/1/4, 661/1/5, 661/1/6, 661/1/7 & 661/8 demarcated by its boundaries (Latitude and longitude of the end points) 19 10'47.259"N and 72 57'25.898"E to the North-West, 19 10'48.985"N and 72 57'30.444"E to the North-East, 19 10'35.986"N and 72 57'37.941"E to the South-East and 19 10'33.683"N and 72 57'33.615"E to the South West of Village Mulund (West) at A.C.C. Road Taluka Kurla, District Mumbai City, PIN 400080 admeasuring 1170.93 sq.mts. area being developed by NIRMAL LIFESTYLE LTD.

Sir,

I **S. H. Khaire** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Building No 9, Wing A – ACE & Wing B – MATCH POINT in project CITY OF JOY for construction of 1 No. of Building situated on the Plot bearing C.T.S No. 661/1/4, 661/1/5, 661/1/6, 661/1/7 & 661/8** Village Mulund (West) at A.C.C. Road Taluka Kurla, District Mumbai City, PIN 400080 admeasuring 1170.93 sq.mts. area being developed by NIRMAL LIFESTYLE LTD.

1. Following technical professional are appointed by Owner/Promoter:-
 - (i) **M/s : Daisaria Associates as Architect**
 - (ii) **M/s : J+W Consultants as Structural Consultant**
 - (iii) **M/s : Clancy Globle as MEP Consultant**
 - (iv) **Mrs. Sarika Mistri 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 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 **Mrs. Sarika Mistri 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 of the aforesaid project under reference as **Rs. 13420.02 Lacs** (Total of Table A & 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 BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. **The Estimated Cost incurred** till date is calculated at **Rs.7557.15 Lacs** (Total of Table A & 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 buildings of the subject project to obtain Occupation Certificate/ Completion Certificate from BMC is estimated at **Rs. 5862.87 Lacs** (Total of Table A & B)
6. I certify that the Cost of 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	ACE & MATCH
SR No	Particulars	POINT
		Amounts
		Rs. In Lacs
1	Total Estimated cost of the building/wing as on 30th June 2017 of Registration	12,857.48
2	Cost incurred as on 30th June 2017	7,405.01
3	Work done in percentage	57.59%
4	Balance Cost to be incurred	5,452.47
5	Cost incurred on Additional/Extra items as on 30th June 2017 not included in the Estimated Cost (Annexure A)	-

TABLE -B

	BUILDING	ACE & MATCH
SR No	Particulars	POINT
		Amounts
		Rs. In Lacs
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th June 2017 of Registration	562.54
2	Cost incurred as on 30th June 2017	152.14
3	Work done in percentage	27.05%
4	Balance Cost to be incurred	410.40
5	Cost incurred on Additional/Extra items as on 30th June 2017 not included in the Estimated Cost (Annexure A)	

Yours Faithfully


S.H.Khaire (B.E.Civil)
Nirmal Lifestyle Ltd.