

FORM-2

[see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 28/06/2017

To,

D K REALTY (INDIA) PRIVATE LIMITED

8, Abhishek, Dalia Industrial Estate,
Off. New Andheri Link Road,
Andheri (West),
Mumbai – 400 058.

Subject: Certificate of Percentage of Completion of Construction Work of sale BUILDING 2 with 28 Wings of the ONE Phase of the Project [MahaRERA Registration Number – (applied for)] situated on the Plot bearing CTS NO.S 637/72 (Part), 637/53(part), 637/54 (part), 637/55, 637/56, 637/58A (part), 637/60(part), 637/61, 637/62 (part) demarcated by its boundaries North Lat. 19°4'52.50" Longi. 72°53'15.47", South Lat. 19°4'47.17" Longi. 72°53'14.21", East Lat. 19°4'50.69" Longi. 72°53'18.85", West Lat. 19°4'49.77" Longi.72°53'11.88" by property belonging to sale building no. 3 by the name of Premier Exotica-I by south South, property belonging to Kohinoor group by north and 18.30 mtr. wide D. P. Road to the East, by sale building no. 1 by the name Premier Residency and 9 mtr. wide internal road to the West, of Division Konkan, village KURLA II taluka KURLA District MUMBAI PIN 400053 admeasuring 18,564 sq. mts. area being developed by D K REALTY (INDIA) PRIVATE LIMITED

Sir,

I, Azim Darekha, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being



Work of the Sale Building no. 2 with 28 Wings of the first Phase of the Project, situated on the plot bearing CTS NO.S 637/72 (Part), 637/53(part), 637/54 (part), 637/55, 637/56, 637/58A (part), 637/60(part), 637/61, 637/62 (part) of Division Konkan village KURLA II taluka KURLA District MUMBAI PIN 400053 admeasuring 213967.30 sq.mts. Area being developed by **D K REALTY (INDIA) PRIVATE LIMITED**

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

- (i) M/s Bidco Engineering division as L.S. / Architect
- (ii) M/s Dr.Kelkar Design Private Limited as Structural Consultant
- (iii)M/s ASA Sanitation as MEP Consultant
- (iv) Shri Azim Darekha as Quantity Surveyor*

2. 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.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.648.55 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 Slum Redevelopment Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs.95.12 Crores (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 Slum Redevelopment Authority (SRA) is estimated at Rs 553.53 Crores (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

Wing Number 1

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 19.14 Crores
2.	Cost incurred as on 31.05.2017(based on the Estimated cost)	Rs. 2.91 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16.23 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 2

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 20.75 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.16 Crores



3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17.60 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 3

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 30.26 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 4.60 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 25.66 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 4

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 20.75 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.16 Crores

62

3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17.60 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 5

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 17.14 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 2.91 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16.23 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 6

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 21.25 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.23 Crores

d

3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18.02 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 7

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 21.85 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.32 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18.53 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 8

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 21.25Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.23 Crores

Handwritten signature

3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18.02 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 9

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 28.38 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 4.32 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 24.07 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 10

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 21.83 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.32 Crores

3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18.51 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 11

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 21.83 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.32 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18.51 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 12

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 28.38 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 4.32 Crores

3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 24.07 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 13

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 20.75 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.16 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17.60 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 14

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 22.50 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.42 Crores

3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19.08 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 15

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 20.75 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.16 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17.60 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 16

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 28.39 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 4.32 Crores

2

3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 27.07 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 17

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 21.86 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.33 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18.54 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 18

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 18.77 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 2.86 Crores

2

3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15.92 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 19

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 20.55 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.13 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17.43 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 20

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 28.39 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 4.32 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%

Handwritten signature

4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 24.07 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 21

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 24.94 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.79 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 21.14 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 22

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 21.82 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.32 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%

4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18.50 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 23

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 21.25 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.23 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18.02 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 24

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 17.63 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 2.68 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%

22

4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14.95 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 25

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 21.57 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.28 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18.29 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 26

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 18.24 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 2.77 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%

6

4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15.46 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 27

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 20.41 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.10 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17.30 Crores
5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

Wing Number 28

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 22.76 Crores
2.	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 3.46 Crores
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19.29 Crores

2

5.	Cost Incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	Rs. Nil
----	--	---------

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.05.2017 date of Registration is	Rs. 23.14 Crores
2.	Cost incurred as on 31.05.2017(based on the Estimated cost)	Rs. Nil
3.	Work done in Percentage (as Percentage of the estimated cost)	Nil
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 23.14 Crores
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil.

Yours Faithfully



Signature of

Shri 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)

