

**FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE**

Date: 31/10/17.

To
M/s Mallhar Realtors Private Limited,

Subject: Certificate of Cost Incurred for Development of Bhimashankar Heights for Construction of One building/ Two Wing(s) of the First Phase (Maha RERA Registration Number)situated on the Plot bearing CTS No. 108/B,108/C and 115 of village Dahisar at Kandarpada, Dahisar West, Mumbai-400068.

Demarcated by its boundaries (latitude and longitude of the end points) CTS No. 108/A (DP reservation of RG) to the North, 36.60 MTS wide Link Road to the South, 13.40 MTS wide Bapu Bagwe Road to the East, CTS No. 129,128,127,131,132 to the West of Division Kokan, village Dahisar, taluka Borivali, District Mumbai Suburban, PIN-400068,admeasuring 5657.50 sq. mts . area being developed by M/s Mallhar Realtors Private Limited.

Ref: Maha RERA Registration Number P51800000274.

Sir,

I Mr. Sandeep Sakpal have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Sale Building / A & B Wing (s) of the 1st Phase situated on the plot bearing CTS No. **115, 108/B & 108/C** of Division **Kokan** village **Dahisar** taluka **Borivali** District **Mumbai Suburban** PIN 400068 admeasuring 5657.50 sq. mts . area being developed by [Owner/Promoter]

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

- (i) Shri Sanjay Neve as Architect ;
- (ii) Shri Ketan Belsare as Structural Consultant;
- (iii) M/s Penguin MEP Consultancy Services as MEP Consultant
- (iv) Shri Sandeep Sakpal 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. Sandeep Sakpal 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_ 1,44,85,96,728/- (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.
4. The Estimated Cost Incurred till date is calculated at Rs. 26,96,41,518/- (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 MCGM (planning Authority) is estimated at Rs. 1,17,94,87,499/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work including cost of approvals for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A
Accommodation Reservation of Fire Brigade Building to be handed over to MCGM Free of cost.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 10,70,96,748 /-
2	Cost incurred as on 31/10/2017 (based on the Estimated cost)	Rs. 8,79,12,744/-
3	Work done in Percentage (as Percentage of the estimated cost)	82.09%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,91,84,004/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA



TABLE A

Sale Building No.1 of wing (s) A and B.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 1,34,20,32,270/-
2	Cost incurred as on 31/10/2017 (based on the Estimated cost)	Rs. 18,17,28,774/-
3	Work done in Percentage (as Percentage of the estimated cost)	13.54%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,16,03,03,495/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully



Signature of Engineer

(Licence No S/660/LS)

Sandeep C. Sakpal
S/660/LS