

Kiran U. Mugal

A Wing, 103 Hardik Building, Gokuldharm Complex, Phool pada Road, Virar East,
Thane: 401305 Tel : 9619387201

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date:27/7/2017

To,

The

NHP DEVELOPERS LLP

501 –B, Symphony Premises Co op Soc Ltd ,

Next to Canara bank, Nehru Road,

Vile Parle East,

Mumbai -400057.

Subject: Certificate of Cost Incurred for Development of M/s Anshul plaza co-op Hsg Soc Ltd. for Construction of Residential building 1 with A+B Wings (9th to 20th floors) of the project (MahaRERA Registration Number Not Yet Received)situated on the Plot bearing C.N. No/CTS No- 1c/1/1(pt)./Survey no./ Final Plot no demarcated by its boundaries 9.15m Wide access and R.G to the North, Society Plot & Mandir to the South, 18.30m Wide D P road to the East, W.B.P/MHADA Cluster No.612 & Open Plot to the West of Division Konkan village Kandivali Taluka District Mumbai Suburbans PIN 400067 admeasuring Plot area 3442 sq.mt. and 6970 sq meter Built-up FSI being developed by NHP Developers LLP.

Ref: MahaRERA Registration Number - Not yet received

Sir,

I, **Kiran U. Mugal** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential Building (S) A+B Wings of the NA phase situated on the plot bearings C.N. No/CTS 1C/1/1 (PT) No./Survey No. /Final Plot no. NA of of **Konkan Division Kandivali Village Borivali Taluka, Mumbai District** Pin 400067 admeasuring 3442 sq.mts. Area being developed by NHP DEVELOPERS LLP.

1. Following technical professionals are appointed by Developers:-

- (i) Shri SANJAY B. SHAH. as a L.S. / Architect ;
- (ii) Shri HIREN M.TANNA as a Structural Consultant
- (iii) M/s. NOESIS PROJECT CONSULTANT as a MEP Consultant
- (iv) Shri OWAIS GAZDHAR as a 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

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items and quantity for the entire work as calculated by Owais Gazdhar
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. **17,39,09,185.00** (Total of Table A and B). The estimated Total Cost of p011roject 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 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. **14,39,09,185.00** (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. **3,00,00,000.00** (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 :

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TABLE A

Building bearing Number CTS No. 1e/1/1(PT) or called 'NHP Developers LLP'

For each Building of the Real Estate Project

S. No	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 15.07.2017	9,24,76,331.00
2	Cost Incurred as on 15.07.2017 (Based on Estimated Cost)	7,99,76,331.00
3	Work Done in Percentage (As Percentage of the Estimated Cost)	82.75%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,25,00,000.00
5	Cost Incurred on Additional/ Extra Items as on 15/07/2017 Not included in the Estimated Cost	N.A

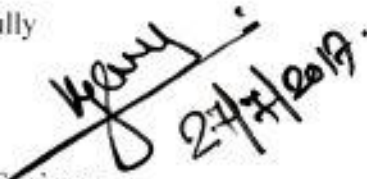
TABLE B

For entire registered phase of the Real Estate Project

S. No	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the Internal and External development works including amenities and facilities in the layout as on 15/07/2017	8,14,32,854.00
2	Cost Incurred as on 15/07/2017 (Based on Estimated Cost)	6,39,32,854.00
3	Work Done in Percentage (As Percentage of the Estimated Cost)	82.75%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,75,00,000.00
5	Cost Incurred on Additional/ Extra Items as on 15/07/20.17 Not included in the Estimated Cost	N.A

Yours Faithfully

Signature of Engineer


24/7/2017

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*** 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.


27/9/17