

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

26/07/2017

To
Ekta Shelter Pvt. Ltd.
401, Hallmark Business Plaza,
Bandra (E), Opposite Gurunanak Hospital,
Maharashtra-400051

Subject: Certificate of Cost Incurred for Development of construction work of 01 no. of building of the project EKTA EROS situated on the plot bearing **C.T.S.No. E/49 at 16th road khar (west)** Demarcated by its boundaries **N 19.0740 E72.831004** to the north **N19.073827 E 72.83065** to the south **N19.073865 E 72.834004** to the east **N19.074 E 72.830642** to the west, of division **kokan**, village **BANDRA** taluka **Mumbai**, district-**Mumbai Suburban**, pin—**400052**, admeasuring **907.20 sq.mts.** area being developed by **Ekta Shelter Pvt. Ltd.**

Ref: MahaRERA Registration Number _____

Sir,

I, **Rajesh Panchal** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being 01 Building(s)/ of the project EKTA EROS situated on the plot bearing . **C.T.S.No. E/49 at 16th road khar (west)** Demarcated by its boundaries **N 19.0740 E72.831004** to the north **N19.073827 E 72.83065** to the south **N19.073865 E 72.834004** to the east **N19.074 E 72.830642** to the west, of division **Kokan**, village **BANDRA** taluka **Mumbai**, district-**Mumbai Suburban**, pin—**400052**, admeasuring **907.20 sq.mts.** area being developed by **Ekta Shelter Pvt. Ltd.**

Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s **YMS Consultant Ltd.** as L.S. / Architect;
 - (ii) M/s **J W Consultant LLP** as Structural Consultant
 - (iii) Mr. **RAJESH POTE** 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 Mr. **RAJESH POTE** 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 - 21,01,97,125/- Twenty One Crore One Lakh Ninety Seven Thousand One Hundred & Twenty Five Only** (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 **Municipal Corporation Greater Mumbai** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs – 1, 62, 71,957/- One Crore Sixty Two Lakhs Seventy One Thousand Nine Hundred & Fifty Seven Only** (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 **Municipal Corporation Greater Mumbai** (Planning Authority) is estimated at **Rs – 19,39,25,167/- Nineteen Crore Thirty Nine Lakhs Twenty Five Thousand One Hundred & Sixty Seven Only** (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		EROS
Sr. No.	Particulars	
1	Total Estimated cost of the Building/Wing as on 31/05/17	20,04,85,325/-
2	Cost Incurred as on 31/05/17 (based on estimated cost)	1,56,62,261/-
3	Work done in percentage (as per percentage of estimated cost)	7.81%
4	Balance cost to be incurred (Based on estimated cost)	18,48,23,064/-
5	Cost Incurred on additional/extra items as on 31/05/17 not included in estimated cost (Annexure A)	0

Table B		
Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External development works including amenities and facilities in the layout as on date of the registration is	97,11,754/-
2	Cost Incurred as on (based on the estimated cost)	6,09,697/-
3	Work done in Percentage (as per percentage of estimated cost)	6.28%
4	Balance cost to be incurred (based on estimated cost)	91,02,103/-
5	Cost Incurred on additional/Extra items as on 31/05/17 not included in the estimated cost (Annexure A)	0

Yours Faithfully



Signature of Engineer

(License No. P/3.28/SS-I)

*** 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)