

PREMAL J SHAH

A/1, NAMRATA, PLOT NO 36, GARODIA NAGAR, GHATKOPAR EAST, MUMBAI 400 077

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(At the time of Registration of Ongoing Project)

Date: 25-07-2017

To,

M/s Adeshwar Associates and Developers,
Parakh Hospital, Khokhani Lane,
Opp. Ghatkopar Railway Station,
Ghatkopar (E),
Mumbai - 400077

Subject: Certificate of Cost Incurred for Development of "Shree Basant Vihar CHS LTD" ("the project") for Construction of one building (MahaRERA Registration Number – Proposed to register) situated on the Plot bearing Final Plot no 171, T.P.S. III demarcated by its boundaries (latitude and longitude of the end points) Smita C.H.S Ltd. to the North, Ashok C.H.S.ltd. to the South, R B Mehta Marg to the East, Kakkad Estate to the West of Division _____, village Ghatkopar, taluka Kirol, District Mumbai, PIN 400 077 admeasuring 1088.60 sq.mts. Area being developed by M/s Adeshwar Associates and Developers ("promoter")

Ref: MahaRERA Registration Number: (Proposed to register)

Sir,

I/ We **Mr. PREMAL J SHAH** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one Building situated on the plot bearing Final Plot no 171, T.P.S. III of Division _____ village **Ghatkopar**, Taluka **Kirol**, District **Mumbai**, PIN **400 077** admeasuring 1088.60 sq.mts. Area being developed by M/s Adeshwar Developers and Associates.

1. Following technical professionals are appointed by Owner/ Promoter:-
 - i. M/s/Shri/Smt **B K MHATRE** as L.S. / Architect;
 - ii. M/s/Shri/Smt **STRUCT BOMBAY CONSULTANT** as Structural Consultant;
 - iii. M/s/Shri/Smt **JAYSUKHLAL L SHAH** as MEP Consultant;
 - iv. M/s/Shri/Smt **PREMAL J SHAH** as Quantity Surveyor*

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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 **PREMAL J SHAH** Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor 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. 11,49,82,899/- (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 Mumbai Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 11,10,516/- (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 Mumbai Municipal Corporation (planning Authority) is estimated at Rs 11,38,72,383/- (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

Building Name: BASANT VIHAR

Sn.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 25-07-2017 date of Registration is	Rs. 10,54,82,899/-
2	Cost incurred as on 25-07-2017 (based on the Estimated cost)	Rs. 11,10,516 /-
3	Work done in Percentage (as Percentage of estimated cost)	1.05 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,43,72,383/-
5	Cost Incurred on Additional /Extra Items as on 25-07-2017 not included in the Estimated Cost (Annexure A)	NIL

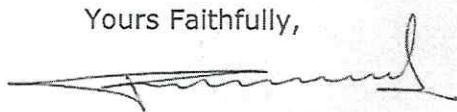
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Table B

Sn.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25/07/2017 date of Registration is	Rs. 95,00,000/-
2	Cost incurred as on 25/07/2017 (based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (as Percentage of estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 95,00,000/-
5	Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully,



Signature of Engineer

PREMAL J SHAH

***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)

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Supplement to the Engineer's Certificate

Date: 25-07-2017

To,

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Parakh Hospital, Khokhani Lane,
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Ghatkopar (E),
Mumbai - 400077

Sub: Bifurcation of Cost into Redevelopment and Sale Units

Particulars	Redevelopment units	Saleable Units	Total
Table A: Cost of Construction			
Estimated Cost	7,32,20,379	3,22,62,520	10,54,82,899
Less: Cost Incurred	7,70,859	3,39,657	11,10,516
Balance Cost	7,24,49,520	3,19,22,863	10,43,72,382
Table B: Cost of Internal and External Development			
Estimated Cost	65,94,373	29,05,627	95,00,000
Less: Cost Incurred	-	-	-
Balance Cost	65,94,373	29,05,627	95,00,000

Yours Faithfully,



Signature of Engineer
(PREMAL SHAH)
CIVIL ENGINEER