FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: **25.07.2017**

To
Empire Mall Private Limited.
105/106, Ground Floor, Dream Square, Dalia
Industrial Estate, Off New Link Road,
Andheri West Mumbai - 400 053

Subject: Certificate of Cost Incurred for Development of Prozone Trade Centre (PTC) for Construction of one buildingof the Project (MahaRERA Registration Number) situated on the Plot bearing Plot no P-80 demarcated by its boundaries (latitude and longitude of the end points) MIDC Road to the North, MIDC Road to the South Plot No D-1 & D-4 to the East, MIDC Road to the West of Division Aurangabad, Masantpur and Mukundwadi village, Taluka- Aurangabad, District- Aurangabad PIN – 431003 admeasuring 80,092.75 sq.mts. area being developed by Empire Mall Private Limited.

Ref: MahaRERA Registration Number _____

Sir,
I **Shri Sanjay Pandey** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one Buildingof Prozone Trade Centre (PTC) project situated on the plot bearing **Plot No P-80 demarcated by its boundaries (latitude and longitude of the end points) MIDC Road to the North, MIDC Road to the South Plot No D-1 & D-4 to the East, MIDC Road to the West of Division Aurangabad, Masantpur and Mukundwadi village, Taluka- Aurangabad, District- Aurangabad PIN – 431003** admeasuring 80,092.75 sq.mts. area being developed by Empire Mall Private Limited.
1. Following technical professionals are appointed by Owner / Promoter :-

(i) **M/s/ Manoj Kala & Associates** as Architect ;

(ii) **M/s Clancy Global** as Structural Consultant

(iii) **M/s Clancy Global** as MEP Consultant

(iv) **Shri Raymond D'souza** 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 Raymond D'souza** 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. 2629.00 lakhs** (Total of Table A). 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 Maharashtra Industrial Development Corporation (MIDC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1320.82 Lakhs**(Total of Table A). 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 Maharashtra Industrial Development Corporation (MIDC) (planning Authority) is estimated at **Rs 1308.18 Lakhs**(Total of Table A).

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 below :

TABLE A
Building called Prozone Trade Centre (PTC)

Sr. No	Particulars	Rs In Lakhs
1	Total Estimated cost of the building/wing as on 31.05.2017 date of Registration is	Rs. 2629.00/-
2	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 1320.82/-
3	Work done in Percentage (as Percentage of the estimated cost)	50 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1308.18/-
5	Cost Incurred on Additional /Extra Items as on 31st May 2017 not included in the Estimated Cost	NA

Yours Faithfully

Sanjay Pandey (B. E. Civil)
Supervising Civil Engineer
Reg. No. P/304/SS-I

Mr Sanjay Pandey
Signature of Engineer
(Licence No: P/304/SS-1)

*** 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.