FORM-2

ENGINEER'S CERTIFICATE

Date: 01st June, 2017

To,

Karrm Infrastructure Pvt. Ltd.,
Office no. L 261 Dreams Mall Ground Floor,
LBS Marg Bhandup West,
Mumbai 400078.

Subject : Certificate of Cost Incurred for Development of **Karrm Gardens-1** for Construction of **2** building(s)/ **10** Wing(s) of the 1st Phase (MahaRERA Registration Number) situated on the Plot bearing ~~C.N. No./CTS No./~~Survey No.~~/ Final Plot~~ No. **139/2, 151/1/A** demarcated by its boundaries (latitude and longitude of the end points) **North – S.No. 138, 135, South – S no.151/1 (Part), East - S. No 133 West – S No. 151/2, 140/7 (part)** of **Division –Konkan, Village-Chikhloli, Taluka-Ambernath, District –Thane, PIN-421 601** admeasuring **12,079 sq.mts** Area being developed by **Karrm Infrastructure Pvt. Ltd.**

Ref : MahaRERA Registration Number _____

Sir,

I/ ~~We~~ **Moinuddin Munshi** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **2** Building(s)/ **10** Wing(s) of the **1st** Phase situated on the plot bearing ~~C.N. No./CTS No./~~Survey No.~~/ Final Plot~~ No. **139/2, 151/1/A** of Division-Konkan, Village - Chikhloli, Taluka-Ambernath, District-Thane, PIN-421601, admeasuring **12,079 sq. mt.**. Area being developed by **Karrm Infrastructure Pvt. Ltd.**

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

   (i) ~~M/s~~/Shri/~~Smt~~ Alim A.K.Fouzi as ~~L.S.~~ / Architect ;

   (ii) ~~M/s~~/Shri/~~Smt~~ Alim A.K.Fouzi as Structural Consultant

   (iii) ~~M/s~~/Shri/~~Smt~~ Ahmed Rumane as MEP Consultant

   (iv) ~~M/s~~/Shri/~~Smt~~ **Moinuddin Munshi.** 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 ~~M/s~~ **/Shri/~~Smt~~ Moinuddin Munshi** 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. 431,279,162** (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 **Ambernath Nagarparishad** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.316,895,249** (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 **Ambernath Nagarparishad** (planning Authority) is estimated at **Rs.114,383,913** (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 /~~Wing~~ bearing Name **Gulab**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 41,628,877
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 30,264,378
3	Work done in Percentage (as Percentage of the estimated cost)	72.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,364,498
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building /~~Wing~~ bearing Name **Chapha**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 40,335,376
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 29,323,998
3	Work done in Percentage (as Percentage of the estimated cost)	72.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,011,378
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building /~~Wing~~ bearing Name **Jai**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 40,335,376
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 29,323,998
3	Work done in Percentage (as Percentage of the estimated cost)	72.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,011,378
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building /~~Wing~~ bearing Name **Jui**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 40,335,376
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 29,323,998
3	Work done in Percentage (as Percentage of the estimated cost)	72.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,011,378
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building /~~Wing~~ bearing Name **Mogra**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 41,403,863
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 30,100,792
3	Work done in Percentage (as Percentage of the estimated cost)	72.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,303,070
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building /~~Wing~~ bearing Name **Parijat**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 44,165,875
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 32,760,542
3	Work done in Percentage (as Percentage of the estimated cost)	74.18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,405,333
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building /~~Wing~~ bearing Name **Bakul**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 52,892,727
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 39,233,785
3	Work done in Percentage (as Percentage of the estimated cost)	74.18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,658,943
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building /~~Wing~~ bearing Name **Gulmohar**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 33,123,090
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 24,569,431
3	Work done in Percentage (as Percentage of the estimated cost)	74.18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,553,660
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building /~~Wing~~ bearing Name **Jaswand**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 52,892,727
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 39,233,785
3	Work done in Percentage (as Percentage of the estimated cost)	74.18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,658,943
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE A

Building /~~Wing~~ bearing Name **Nishigandha**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 44,165,875
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 32,760,542
3	Work done in Percentage (as Percentage of the estimated cost)	74.18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,405,333
5	Cost Incurred on Additional /Extra Items as on _____not included in the	Rs. Nil

TABLE B

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal andExternal Development Works including amenitiesand Facilities in the layout as on_____ date of Registration is	Rs.431,279,162
2	Cost incurredason _____(based on the Estimatedcost).	Rs. 316,895,249
3	Work done in Percentage (As Percentage of the estimated cost).	73.48%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.114,383,913
5	Cost Incurred on Additional /Extra Items as on _ _ _ _ _ not included in the Estimated Cost (Annexure A).	Rs. Nil

Yours Faithfully, Signature of Engineer.

(License No. .....)

* 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)