FORM-2

ENGINEER'S CERTIFICATE

Date: **26-07-17**

To

M/s Vijay Associates (Wadhwa),
301 Platina, Plot No. C-59,
G Block, Bandra-Kurla Complex,
Mumbai-98.

Subject: Certificate of Cost Incurred for Development of Construction of Building Platina T-20 situated on 'the Sub Plot F' bearing Survey No.37/10 and 37/11 demarcated by its boundaries (latitude and longitude of the end points 19°13'55.72"N, 72°59'11.09"E to the North 19°13'52.35"N, 72°59'9.62"E to the South 19°13'55.06"N, 72°59'8.39"E & 19°13'54.01"N, 72°59'7.92"E to the East 19°13'54.06"N, 72°59'0.65"E to the West of Division **Konkan** Village **Dhokali** Taluka **Thane** District **Thane** PIN **400607** plinth area admeasuring **545.48** sq.mts. being developed by M/s Vijay Associates **(Wadhwa).**

Sir,

I/ We **Joshi Aishwarya Jayant for M/s S R Estimation** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, situated on the Sub plot F bearing Survey No.37/10 and 37/11 demarcated by its boundaries (latitude and longitude of the end points 19°13'55.72"N, 72°59'11.09"E to the North 19°13'52.35"N, 72°59'9.62"E to the South 19°13'55.06"N, 72°59'8.39"E & 19°13'54.01"N, 72°59'7.92"E to the East 19°13'54.06"N, 72°59'0.65"E to the West of Division Konkan Village Dhokali Taluka Thane District Thane PIN 400607 plinth area admeasuring 545.48 sq.mts. being developed by M/s Vijay Associates (Wadhwa).

On the said Larger Property the Promoters are also constructing one other building as Tower 19 which is under construction and shall be separately registered with RERA

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

(i) M/s **M/s. Saakaar Architects** as Liaisoning Architect

(ii) M/s **Niranjan Pandya Associates** as Structural Consultant

(iii) M/s **MEP Consulting Engineer** as MEP Consultant

(iv) Shri **Rohit Katkar** 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 Buildings 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 Rohit Katkar** 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 buildings of the aforesaid project under reference as Rs 54,99,76,774 (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 from the **Brihanmumbai Municipal Corporation (BMC)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 30-04-17 is calculated at Rs. 18,33,11,827 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 of the subject project to obtain Occupation Certificate / Completion Certificate from **Brihanmumbai Municipal Corporation (BMC)** (planning Authority) is estimated at Rs 36,66,64,946 (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 30-04-17 is as given in Table A and B below :

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30-04-17 date of Registration is (New Registration)	**Rs. 51,76,43,221/-**
2	Cost incurred as on 30-04-17 (based on the Estimated cost)	**Rs. 18,33,11,827/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**35.41 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 334,331,393/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____/-

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30-04-17 date of Registration is (New Registration)	**Rs. 3,23,33,553/-**
2	Cost incurred as on 30-04-17 (based on the Estimated cost)	**Rs. 0**
3	Work done in Percentage (as Percentage of the estimated cost)	**0 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 3,23,33,553/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____/-

Yours Faithfully
For S. R. Estimation Services

Joshi

Joshi Aishwarya Jayant
For M/s S R Estimation
Signature of Engineer
PRN no- 1000004288
(License No.....)