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 : 20 / 02 / 2019.

To,
Mr. Chandresh R. Gala,
M/S. Density Realty Pvt. Ltd.,
Office No. 06, Ground Floor,
Anand Shopping Center Premises Co-op. Soc. Ltd.,
Daftary Road, Gaushala Lane, Malad (East), 400 097.

Subject : **Certificate Of Cost Incurred for Development of (Magic Square) for construction.**
Ref. : **01 No. Of building (s) / 01 Wing (s) of the 01 Phase** of the project (MahaRERA Registration Number) situated on the plot bearing **C.T.S. No. 328 & 329, Village Malad (E), Taluka Borivali,** demarcated by its boundaries (latitude and longitude of the end points) **Existing Road Adjoining C.T.S. No. 340**To The East,**Railway Boundry**To The West,**C.T.S. No. 327** To The North,**C.T.S. No. 330**To The Southof Division **Mumbai Suburban, Village Malad (East), Taluka Borivali, District Mumbai, Pin 400 097** admeasuring **1095.70sq.mtr. Area** being developed by **M/S. Density Realty Pvt. Ltd.**

Sir,

I Haresh L. Patel have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being **01 No. Of building (s) / 01 Wing (s) of the 01 Phase Phase of the project,** situated on the plot bearing **C.T.S. No. 328 & 329, Village Malad (E), Taluka Borivali, Dwarkadhish Marg, Off Poddar Road, Near Malad Station, Malad (East), Mumbai- 400 097** admeasuring **1095.70 sq.mtr. area** being developed by **M/S. Density Realty Pvt. Ltd.**

1. Following technical professionals are appointed by Owner / Promoter :-
   - i. **Mr. Nikhil Mahajan as L.S. / Architect.**
   - ii. **Mr. Haresh L. Patel as Structural Consultant.**
   - iii. **Mr. Suryakant Mistry as M.E.P. Consultant.**
   - iv. **Mr. Sanjay Ranadive 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) / Wing(s) of the project. Our estimated cost calculation 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. Sanjay Ranadive, Quantity Surveyor** appointed by Developer /

HARESH L. PATEL * BMC Regn. No. STR / P/107 * Consulting Structural Engineer

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 estimated Total Estimated Cost of completion of the building(s) / Wing(s) of the aforesaid project under reference as **Rs. 340,304,915/- (Total of Table A Sr. No. 1 Rs. 338,304,915/- and Total of Table B Sr. No. 1 Rs. 20,00,000/-).** 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) / wing(s) from the **Slum Rehabilitation Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2, 15, 00,000/- (Total of Table A Sr. No. 2 Rs. 2,15,00,000/- and Total of Table B Sr. No. 2 Rs. 00/-).** 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) / Wing(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Slum Rehabilitation Authority** (Planning Authority) is estimated at **Rs. 318,804,915/- (Total of Table A Sr. No. 4 Rs. 316,804,915/- and Total of Table B Sr. No. 4 Rs. 20,00,000/-).**

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

01 Building / 01 Wing bearing Number 01 or called Magic Square.

(to be separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particular's	Amounts (In INR)
1.	Total Estimated Cost of the building(s) / wing(s) as on **20 / 02 / 2019** date of Registration is.	**338,304,915.00**
2.	Cost Incurred as on **20 / 02 / 2019**. (Based On The Estimated Cost).	**2,15,00,000.00**
3.	Work done in percentage. (As Percentage Of The Estimated Cost).	**6.35 %**
4.	Balance Cost to be Incurred. (Based On Estimated Cost).	**316,804,915.00**
5.	Cost Incurred on Additional / Extra Items as on **20 / 02 / 2019** not included in the Estimated Cost. (Annexure A).	**0.00**

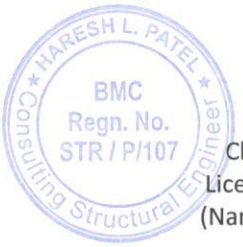
HRPatel

HARESH L. PATEL
BMC
Regn. No.
STR / P/107
Consulting Structural Engineer

Table – B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particular's	Amounts (In INR)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on **20 / 02 / 2019** date of Registration is.	**20,00,000.00**
2.	Cost Incurred as on **20 / 02 / 2019**. (Based On The Estimated Cost).	**0.00**
3.	Work done in percentage. (As Percentage Of The Estimated Cost).	**0 %**
4.	Balance Cost to be Incurred. (Based On Estimated Cost).	**20,00,000.00**
5.	Cost Incurred on Additional / Extra Items as on **20 / 02 / 2019** not included in the Estimated. Cost (Annexure A).	**0.00**



Yours Faithfully,

Chartered Engineer
Licence No. STR/P/107.
(Name : Haresh L. Patel)

Note :

1. The scope of work is to complete entire Real Estate Project as per drawing approved from time to time so as to obtain Occupation / 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 Estimated of Total Cost).

Sr. No.	Particular's	Amounts (In INR)
1.	---------- Nil ----------	_____.00
2.	---------- Nil ----------	_____.00
3.	---------- Nil ----------	_____.00
4.	---------- Nil ----------	_____.00
5.	---------- Nil ----------	_____.00
	Total :	_____.00

HLP

HARESH L. PATEL
BMC
Regn. No.
STR / P/107
Consulting Structural Engineer