

GIRISHKUMAR V. GUPTA

A/33, Yogi Nagar, Flat No.003, Eksar Road, Borivali (West), Mumbai – 400 091

FORM –S (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 : 27/04/2019

To
Shri Sunil T. Kukreja
M/s. Tolaram & Co.
Laalasis, Plot No. 219,
11th Road, Chembur,
Mumbai 400 071

Subject : Certificate of Cost incurred for Development of Building to be known as Kukreja Gardens Wing A situated on Plot bearing CTS No. 465/A, 465/1 to 20, 465/B Demarcated by its boundaries Khot Road to the North, Neha Apartment Existing Building to the South, CTS No. 464A to the East, LBS Marg to the West, of village Bhandup, Taluka Kurla, Mumbai Suburban District, PIN 400 078 admeasuring 2632.40 sq.mt area being development by Shri Sunil T. Kukreja, Partner of Tolaram & Co. C.A to M/s. Pioneer Manufacturing Co.

Maha RERA Registration Number_____to be obtained_____.

Sir,

I Mr. GirishKumar V. Gupta have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under Maha RERA being building to be known as Kukreja Gardens consisting of 2 wings (for Wing A) situated on plot bearing CTS No. 465/A, 465/1 to 20, 465/B of village Bhandup, being development by Shri Sunil T. Kukreja, Partner of Tolaram & Co. C.A to M/s. Pioneer Manufacturing Co. Following technical professionals are appointed by Owner / Promoter

- | | | |
|-------|-------------------------|--------------------------|
| (i) | Shri P.R.Doshi | as Architect |
| (ii) | Shri Hiten Mahimtura | as Structural Consultant |
| (iii) | Shri Vinod Menon | as MEP Consultant |
| (iv) | Shri Shri Subodh Pathak | as Site Supervisor |

1. We have estimated the cost of 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, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimate Cost of completion of the building(s) of the aforesaid project under reference as Rs. 2,78,00,000/- (Rupees Two Crores Seventy Eight Lacs) (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

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purpose of obtaining occupation certificate / completion certificate for the building(s) from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. 2,15,00,000/- (Rupees Two Crores Fifteen Lacs) (Total of Table A and B) . The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost for Wing A .
4. 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 Municipal Corporation of Greater Mumbai (Planning Authority) is estimated at Rs. 63,00,000/- (Rupees Sixty Three Lacs Only) (Total of Table A and B).
5. 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 called Kukreja Gardens Wing A

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building / wing as on 15/04/2019 date of Registration is	Rs. 2,50,00,000/-
2	Cost incurred as on 15/04/2019 (based on the estimated cost)	Rs. 1,93,00,000 /-
3	Work done in percentage (as percentage of the estimated cost)	77.20%
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. 57,00,000/-
5	Cost Incurred on Additional / Extra Items as on 15/04/2019 not include in the Estimated Cost (Annexure A)	NIL

Table B

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

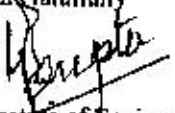
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on 15/04/2019 date of Registration is	Rs. 28,00,000/-
2	Cost incurred as on 15/04/2019 (based on the estimated cost)	Rs. 22,00,000/-

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3	Work done in percentage (as percentage of the estimated cost)	78.57%
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. 6,00,000 /-
5	Cost Incurred on Additional / Extra Items as on 15/04/2019 not include in the Estimated Cost (Annexure A)	NIL

Yours faithfully


Signature of Engineer
Mr. Girishkumar Gupta
(License No.G/144/SS-I)

• 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 (*0 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 specification 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)