FORM-2
ENGINEER'S CERTIFICATE

Date :- 1st January, 2022

To,
M/s. HGP Community Pvt. Ltd.
514, Dalamal Towers,
Nariman Point,
Mumbai – 400 021.

Subject :- Certificate of cost incurred for development / construction of **"SORRENTO BUILDING" (MahaRERA Registration Number - P51800021706)** situated on the plot bearing CTS No. 13A/1/1A/3 (PT.) & 10 B/3 (PT.), of Village Powai. Demarcated by its boundaries (latitude and longitude of the end points)

(1) 19°7'5.12"N, 72°54'30.67"E
(2) 19°7'4.58"N, 72°54'31.28"E
(3) 19°7'4.46"N, 72°54'31.16"E
(4) 19°7'4.58"N, 72°54'30.54"E
(5) 19°7'4.85"N, 72°54'30.32"E

18.30M wide D.P. Road to the NORTH, Grace Dieu Bungalows to the SOUTH, Amrut Building to the EAST, Recreational Ground to the WEST of Division Konkan, Village Powai, Taluka Kurla, Mumbai Suburban District, Mumbai – 400076, BUA approved admeasuring 3950.92 Sq.mtrs; BUA proposed but not sanctioned admeasuring 19.08 Sq.mtrs. and total BUA admeasuring 3,970 sq.mtrs. area being developed by M/s.HGP Community Pvt. Ltd.

Ref :- **MahaRERA Registration Number : P51800021706**

Sir,
I Cyrus Pithawalla have under taken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being "**SORRENTO BUILDING"** situated on plot bearing CTS No. 13A/1/1A/3 (PT.) & 10 B/3 (PT.) of Division Konkan, Village Powai, Taluka Kurla, Mumbai Suburban District, Mumbai – 400076, BUA approved admeasuring 3950.92 Sq.mtrs; BUA proposed but not sanctioned admeasuring 19.08 Sq.mtrs. and total BUA admeasuring 3,970 sq.mtrs. area being developed by M/s.HGP Community Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter :-
   (i) Shri Suhas Joshi as Architect.
   (ii) Shri Hiten R. Mahimtura as Structural Consultant.
   (iii) M/s C & G Building Consultancy Pvt.Ltd. as MEP Consultant.
   (iv) Shri Pradeep Gaikwad 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 Pradeep Gaikwad, Quantity Surveyor appointed by Developer, 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.30,34,68,000/- (Total of Table A and B). The estimated total cost of the 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 buildings from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs.19,48,17,715/- (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 buildings of the subject project to obtain occupation certificate/completion certificate from Municipal Corporation of Greater Mumbai (Planning Authority) is estimated at Rs.10,86,50,285/- (Total of Table A and B).

6. I certify that the cost of the Civil, MEP and allied works for the aforesaid project as completed on the date of this certificate 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 19th July, 2019 date of registration is.	Rs.29,39,60,000/-
2	Cost incurred as on 31st December, 2021 (Based on the estimated cost).	Rs.18,57,27,463/-
3	Work done in percentages (as percentage of the estimated cost)	63.18%
4	Balance cost to be incurred (Based on estimated cost)	Rs.10,82,32,537/-
5	Cost incurred on Additional / Extra items as on _____ not included in the estimated cost (Annexure A)	Rs. NIL

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 19th July, 2019 date of registration is.	Rs.95,08,000/-
2	Cost incurred as on 31st December, 2021 (Based on the estimated cost).	Rs.90,90,252/-
3	Work done in percentages (as percentage of the estimated cost)	95.61%
4	Balance cost to be incurred (Based on estimated cost)	Rs.4,17,748/-
5	Cost incurred on Additional / Extra items as on _____ not included in the estimated cost (Annexure A)	Rs.____NIL_____

N.B. :

***** The infrastructure estimate is based upon historical data & past experience.
Certain Infra Cost estimate were included in Table 'A' & considered as part of building cost estimate. The same has been moved to Table 'B'.

Yours Faithfully

CK Pithawalla

Cyrus Pithawalla
Site Supervisor
(License No. P/8/SS-I).

I hereby certify that the Total Estimated Engineering Cost pertaining to Civil, MEP & Allied Works of the building, based on information & explanation provided to me, as on 31st December, 2021.

* 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 Surveyor 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 of 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 indicating and not exhaustive.