FORM-2
ENGINEER'S CERTIFICATE

Date :- 31st March, 2022

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

Subject :- Certificate of Cost Incurred for Development of **"SORRENTO BUILDING"** having MahaRERA Registration Number - P51800021706 being developed by M/s. HGP Community Pvt. Ltd.

Sir,

1. I Cyrus Pithawalla have undertaken assignment of certifying Estimated Cost for **"SORRENTO BUILDING"** having MahaRERA Registration Number - P51800021706 being developed by M/s. HGP Community Pvt. Ltd.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultants. The schedule of items and quantity required for the entire work as calculated by Shri. Pradeep Gaikwad, Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs.30,34,68,000/- (Total of Table A and B) at the time of Registration. The estimated Total Cost of the project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development 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.25,22,62,855/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs.5,12,05,145/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below :-

TABLE A
"SORRENTO BUILDING"

Sr. No.	Particulars	Amounts
1	• Total estimated cost of the Building / Wing as on date of registration is.	Rs.29,39,60,000/-
2	Cost incurred as on date of certificate	Rs.24,31,72,603/-
3	Work done in Percentage (as Percentage of the estimated cost)	82.72%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs.5,07,87,397/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Rs. NIL

TABLE B

Internal & External Development Works in Respect of Registered Phase

Sr. No.	Particulars	Amounts
1	• Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of registration is.	Rs.95,08,000/-
2	Cost incurred as on date of certificate	Rs.90,90,252/-
3	Work done in Percentage (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 not included in the Estimated Cost (Table - C)	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

CYRUS PITHAWALLA
B.E. (CIVIL)
(License No. P/8/SS-I).

Agreed and Accepted by:

Signature of Promoter
Name : Kamal Hiranandani
Date : 07-04-2022

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in agreement of sale.