Alpesh M. Gandhi

License Surveyor & Engineer

7th Floor, S-14, Solitaire Corporate Park Andheri Ghatkopar Link Road, Chakala, Andheri (E), Mumbai – 400 093

FORM 2

ENGINEER'S CERTIFICATE

Date: 30th June,2021

To
Newone Constructions Private limited,
S-14, 7th floor, Solitaire Corporate Park,
Andheri-Ghatkopar Link Road,
Chakala, Andheri East, Mumbai – 400 093

Subject : Certificate of Cost Incurred for Construction Work of Project **Satellite Elegance/ Wing A-B** [MahaRERA Registration Number P51800021913] situated on the Plot bearing CTS No 620A/1A/4A/2/1/8 demarcated by its boundaries CTS No 662 to the North, CTS No 661 to the East, CTS No 620A/6 to the West of village Malad taluka Borivali District Mumbai measuring 33816 sqm Built up area being developed by **Newone Constructions Private limited**

Sir,

I Alpesh M Gandhi have undertaken assignment of Certifying Estimated Cost of subject Real Estate Project Registerrd under MahaRERA, situated on the plot bearing CTS No. 620A/1A/4A/2/1/8 demarcated of village Malad taluka Borivali District Mumbai Suburban Pin 400063 admeasuring 33816 Sqm. area being developed by **Newone Constructions Private limited**

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

(i) Shri ALPESH M GANDHI as Licensed Surveyor/Engineer

(ii) M/s STRUCT BOMBAY CONSULTANT as Structural Consultant

(iii) M/s DNYANESH G. BHAVE as MEP Consultant

(iv) Shri RAVI CHITRODA as Site Supervisor

ALPESH GANDHI L. No. G/203/LS LICENCE SURVEYOR

Alpesh M. Gandhi

License Surveyor & Engineer

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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 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 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 building of the aforesaid project under reference as Rs 1,62,70,79,580/-.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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.16,27,07,958/- 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 is estimated at Rs. 1,46,43,71,622/-

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 below:

ALPESH GANDHI L. No. C/2393/LS LICENCE SURVEYOR

Alpesh M. Gandhi

License Surveyor & Engineer

7th Floor, S-14, Solitaire Corporate Park Andheri Ghatkopar Link Road, Chakala, Andheri (E), Mumbai – 400 093

Building: Satellite Elegance

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 11/07/2019 the date of Registration is	Rs. 1,62,70,79,580/-
2	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs. 16,27,07,958/-
3	Work done in Percentage (as Percentage of the estimated cost)	10 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,46,43,71,622/-
5	Cost Incurred on Additional /Extra Items As on 30/06/2021, not included in the Estimated Cost	Rs.NIL

Yours Faithfully

ALPESH M GANDHI

ALPESH GANDHI ★ L. No. G/233/LS ★ LICENCE SURVEYOR

(License No: - G/233/LS)