FORM 2
[see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 12-10-2021

To,
Satguru Corporate Services Pvt. Ltd.
5th Floor, Sunteck Centre,
37-40 Subhash Road,
Vile Parle (East),
Mumbai - 400057
Tel: +91-22- 42877800

Subject: Certificate of Cost Incurred for Development of **4TH Avenue Sunteck City** for Construction of Building **1 no.** with **2** Wings of the ..... Phase (MahaRERA Registration Number **P51800023072**) situated on the Plot bearing CTS No. 158, 159, 160, 161(Pt), 162(Pt) and 165(Pt) demarcated by its boundaries (latitude and longitude of the end points) 25.00 mt. wide D.P. Road to the North Adjacent Property bearing CTS No. 169/A to the South Adjacent Property bearing CTS No. 169 A/1 to the East 25.00 mt. wide D.P. Road to the West of Division **Konkan** village **Goregaon** taluka **Borivali** District **Mumbai Suburb** PIN 400104 admeasuring 9011.01 sq. mts. area being developed by **Satguru Corporate Services Private Limited**

Ref: MahaRERA Registration Number P51800023072

Sir,

I Shri **Jagdish K. Korgaonkar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Building no** 1 **with 2 Wings** of the ..... Phase situated on the Plot bearing CTS No. 158, 159, 160, 161(Pt), 162(Pt) and 165(Pt) of Division **Konkan** village **Goregaon** taluka **Borivali** District **Mumbai Suburb** PIN 400104 admeasuring 9011.01 sq.mts. area being developed by **Satguru Corporate Services Private Limited**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) Access Architects as Design Architect
   (ii) Dr. Kelkar Designs Pvt Ltd. as Structural Consultant
   (iii) SEED Engineering as MEP Consultant
   (iv) Shri Jagdish K. Korgaonkar 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) 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 **Jagdish K. Korgaonkar** 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(s) of the aforesaid project under reference as **Rs 338,94,87,100/-** (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 purpose of obtaining occupation certificate / completion certificate for the building(s) from the

MMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 67,27,28,896/-** (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **MMRDA** (planning Authority) is estimated at **Rs. 271,67,58,204/-** (Total of Table A and B).

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

Building No. 4TH Avenue Sunteck City Wing A & Wing B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 22/11/2019 date of Registration is	Rs. 301,68,17,100
2	Cost incurred as on 12/10/2021 (based on the Estimated cost)	Rs. 49,32,50,305
3	Work done in Percentage (as Percentage of the estimated cost)	16.35 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 252,35,66,795
5	Cost Incurred on Additional /Extra Items as on 12/10/2021 not included in the Estimated Cost	NIL

TABLE B

For entire Phase of the 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 22/11/2019 date of Registration is	Rs. 37,26,70,000
2	Cost incurred as on 12/10/2021 (based on the Estimated cost)	Rs. 17,94,78,591
3	Work done in Percentage (as Percentage of the estimated cost)	48.16 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,31,91,409
5	Cost Incurred on Additional /Extra Items as on 12/10/2021 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Signature of Engineer

*** 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 (*) 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.