FORM-2 [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:29.07.2017

To

Beacon Realcon Private Limited.

Mumbai

Subject : Certificate of Percentage of Completion of Construction Work of 1 No. of Building, 2 Wing(s) of the 1st Phase of the Project situated on the Plot bearing C.N. No/CTS 101/2 demarcated by its boundaries, to the North CTS 105, to the South Raman Science Center, to the East Residential Building to the West D.P. Road, of State Maharashtra , Division Nagpur, admeasuring 7178.32 sq.mts. area being developed by Beacon Realcon Private Limited.

Sir,

I Varun Raje have undertaken assignment as Engineer of certifying Percentage of Completion of Construction Work of the 1 Building(s) / 2 Wing(s) of the 1Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 101/2 of Division Division Nagpur, admeasuring 7178.32 sq.mts. area being developed by Beacon Realcon Private Limited.

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

(i) Suresh Mistry as L.S. / Architect;

(ii) H. M. Raje as Structural Consultant

(iii) M/s. Sheth Tecno as MEP Consultant

(iv) Khusbu Agarwal as Site Supervisor

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

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by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by inhouse developer, 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. 53,62,50,000/- (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 NMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 48,50,00,000/- (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 NMC (planning Authority) is estimated at Rs.5,12,50,000/- (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 /Wing bearing (A WING)

Sr.No.	Particulars	Amount Rs.
1	Total Estimated cost of the building/wing as on date of Registration is	13,00,00,000/-
2	Cost incurred (based on the Estimated cost)	12,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	92%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on Date not included in the Estimated Cost	12,50,000/-

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(B WING)

Sr.No.	Particulars	Amount Rs.
1	Total Estimated cost of the building/wing as on date of Registration is	13,00,00,000/-
2	Cost incurred (based on the Estimated cost)	12,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	92%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on Date not included in the Estimated Cost	12,50,000/-

(C WING)

Sr.No.	Particulars	Amount Rs.
1	Total Estimated cost of the building/wing as on date of Registration is	13,00,00,000/-
2	Cost incurred (based on the Estimated cost)	12,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	92%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on Date not included	12,50,000/-

(D WING)

Sr.No.	Particulars	Amount Rs.
1	Total Estimated cost of the building/wing as on date of Registration is	13,00,00,000/-
2	Cost incurred (based on the Estimated cost)	12,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	92%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000/-

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TABLE B

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

Sr.No.	Particulars	Amount Rs.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	1,00,00,000/-
2	Cost incurred (based on the Estimated cost)	50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	50,00,000/-

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.

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