

FORM - 2

ENGINEER'S CERTIFICATE

Date: 30/09/2023

To,
ECC-Konark Joint Venture
Dynamix House, Yashodham,
General A. K. Vaidya Marg,
Goregaon (East), Mumbai – 400 063.

Subject: Certificate of Cost Incurred for Development of Project LUMA Towers A & B having MahaRERA Registration Number P51800012155 being proposed to be developed by ECC - Konark Joint Venture

Sir,

I, Zakirhusain Chaugule have undertaken assignment of certifying Estimated Cost for Project LUMA Towers A & B having MahaRERA Registration Number P51800012155 being proposed to be developed by ECC - Konark Joint Venture

1. I have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external work 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 Mohd.Asif Momin 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.
2. I estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 86,49,03,890/- (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external work of the project 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.
3. The Estimated Cost Incurred till date is calculated at Rs. 2,49,56,630/- (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.
4. 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. 83,99,47260/- (Total of Table A and B).

ZAKIRHUSAIN A. CHAUGULE

Site Supervisor
403, Horizon Prime CHS,
Opp. Mahalaxmi Tower, Kasar Wadwali,
Ghodbunder Road, Thane (west) – 400 615
Contact No: 8657441092

5. 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**Project Luma Tower A & Luma Tower B Bearing MahaRERA Registration Number P51800012155**

Sr. No.	Particulars	Luma Tower A Amount in Rs.	Luma Tower B Amount in Rs.	Total Amount
1	Total Estimated cost of the building / wing / layout / plotted development as on 30 th September, 2023 date of Registration is 01st September 2017	38,82,01,977	32,53,43,732	71,35,45,709
2	Cost incurred as on 30th September, 2023	1,35,76,407	1,13,80,223	2,49,56,630
3	Work done in Percentage (as Percentage of the estimated cost)	3.50%	3.50%	3.50%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	37,46,25,570	31,39,63,509	68,85,89,079
5	Cost Incurred on Additional / Extra Items as on 30th September, 2023 not included in the Estimated Cost (Table C)	-	-	

ZAKIRHUSAIN A. CHAUGULE

Site Supervisor

403, Horizon Prime CHS,

Opp. Mahalaxmi Tower, Kasar Wadwali,


Ghodbunder Road, Thane (west) – 400 615

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TABLE B**Internal & External Development Works in Respect of Project Luma- PHASE I**

Sr. No.	Particulars	Luma Tower A Amount in Rs.	Luma Tower B Amount in Rs.	Total Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30 th September, 2023 date of Registration is 01st September 2017	8,23,45,874	6,90,12,307	15,13,58,181
2	Cost incurred as on 30th September, 2023	-	-	-
3	Work done in Percentage (as Percentage of the estimated cost)	0%	0%	0%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	8,23,45,874	6,90,12,307	15,13,58,181
5	Cost Incurred on Additional / Extra Items as on 30th September, 2023 not included in the Estimated Cost (Table C)	-	-	-

Yours Faithfully,



Zakirhusain Chaugule

(License Number: - C/135/SS-1)

Agreed and Accepted by:

For ECC-Konark Joint Venture



Authorised Signatory

Name: Ms. Jessie Kuruvilla

Date: 19-10-23.

TABLE C**List of Extra / Additional / Deleted items considered in Cost****(Which were not part of the original Estimate of Total Cost)**

Sr. No	List of Extra / Additional / Deleted Items	Amount in Rs.
1	N.A	N.A