

FORM-2

ENGINEER'S CERTIFICATE

14th April 2023

To
Reddy Builders & Developers,
Reddy House, 1st Floor,
Opp. Dena Bank, Marve Road,
Malad (W) - Mumbai 400 064.

Subject: Certificate of Cost Incurred for Development of Sale building No. 1 Wing A to D of the Project 34 Park Estate (MahaRERA Registration Number – P51800006729) situated on the Plot bearing C.T.S. No. 49 Part, 50A Part, 55 Part being part of larger layout demarcated by its boundaries (latitude and longitude of the end points) Latitude 19.10'3.18"N & Longitude 72.50'29.76"E of Village Pahadi Goregaon, Tal- Borivali, Goregaon (W), Mumbai – 400062, admeasuring 2604.95 sq.mts. area being developed by Reddy Builders & Developers.

Ref: MahaRERA Registration Number – P51800006729

Sir,

I **Arjun Singh** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building of the Single Phase situated on the plot bearing C.S. No. 110 (pt.) of Lower Parel Division, Mumbai City District, at Manjrekar Lane, Gandhi Nagar, Worli, Mumbai – 400018, for Parel Lokseva SRA CHS Ltd. in G/S ward of MCGM, adm. 2348.40 sq.mt. demarcated by its boundaries (latitude and longitude of the end points) (72.49'20.26", 18.59'45.88") to the North (72.49'20.26", 18.59'45.88") to the South (13.40 sq.mt. Manjrekar Road) to the East (27.45 mt. Drainage Channel Road) to the West (72.49'20.26") (18.59'45.88"), admeasuring 2348.40 sq.mts. area being developed by Shree Sadguru Deluxe JV.

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

- (i) M/s **Ingrain** as Architect ;
- (ii) M/s **JW Consultants LLP** as Structural Consultant
- (iii) M/s **Integrated Technical Services** as MEP Consultant
- (iv) Shri. **Sanket Lele** as quantity surveyor

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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(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

Sanket Lele 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) (Sale Building) of the aforesaid project under reference as **Rs. 4,43,00,00,000/-** (Total of Table A & 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 from the Slum Rehabilitation Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.1,76,99,23,228 /-**. 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 Slum Rehabilitation Authority (SRA) (planning Authority) is estimated at **Rs. 2,66,00,76,772/-**.
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:


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TABLE - A

Sale Building excluding internal & external development works

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Sale Bldgs. as on 30 th June 2022 date of Revised Restatement is	Rs. 3,76,55,00,000/-
2	Cost incurred as on 31 st December 2022 (based on the Estimated cost)	Rs.1,50,44,34,744/-
3	Work done in Percentage (as Percentage of the estimated cost)	39.95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,26,10,65,256/-
5	Cost Incurred on Additional /Extra Items as on 31 st December not included in the Estimated Cost (Annexure A)	Rs. 0 /-

TABLE - B

Sale Building - Internal & External development works

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Sale wing as on 30 th June 2022 date of Revised Restatement is	Rs.66,75,00,000/-
2	Cost incurred as on 31 st December 2022 (based on the Estimated cost)	Rs.26,54,88,484 /-
3	Work done in Percentage (as Percentage of the estimated cost)	39.95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.40,20,11,516/-
5	Cost Incurred on Additional /Extra Items as on 31 st December 2022 not included in the Estimated Cost (Annexure A)	Rs.0/-

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TABLE - C

Sale Building – Extra / Additional / Deleted Items (not part of original Estimate of Total Cost)

Sr. No	Particulars	Amounts
1	Cost Incurred on Additional /Extra Items as on 31 st December 2022 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully

ARJUN KR. SINGH

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Signature of Engineer

(Licence No.....)

*** 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.