

**FORM-2**  
**ENGINEER'S CERTIFICATE**

18<sup>th</sup> July 2024

To,  
M/s Oberoi Realty Limited,  
Commerz, 3<sup>rd</sup> Floor,  
International Business Park,  
Oberoi Garden City, Off Western Express Highway,  
Goregaon (East),  
Mumbai - 400063

Sub: Certificate of Cost Incurred for Development of Elysian Tower C, D, E of the Real Estate Project having MahaRERA Registration Number **P51800050677** situated on the Plot bearing C.T.S. Nos. 95/4/B/3 & 95/4/B/4 of village Dindoshi and C.T.S. No.590/A/A/1 of village Pahadi Goregaon & C.T.S. Nos. 95/4/B/1(pt.), 95/4/B/2(pt.), 95/4/B/3 & 95/4/B/4 of village Dindoshi & C.T.S. No.590/A/A/1 of village Pahadi Goregaon, demarcated by its boundaries (end points) CTS No 95-4-B-4 PT to the North; CTS No 95-4-B-4 PT to the South; CTS No 95-4-B-4 PT to the East and CTS No 95-4-B-4 PT to the West of Division Konkan Village Pahadi Goregaon Taluka Borivali District Mumbai Suburban Pin 400063 admeasuring approximately 5,424.99 sq. mtrs. of area being developed by M/s Oberoi Realty Limited

Sir,

I, Mr. Milind Naik, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project, being Elysian Tower C, D, E of the Real Estate Project having MahaRERA Registration Number **P51800050677** situated on the Plot bearing C.T.S. Nos. 95/4/B/3 & 95/4/B/4 of village Dindoshi and C.T.S. No.590/A/A/1 of village Pahadi Goregaon & C.T.S. Nos. 95/4/B/1(pt.), 95/4/B/2(pt.), 95/4/B/3 & 95/4/B/4 of village Dindoshi & C.T.S. No.590/A/A/1 of Division Konkan Village Pahadi Goregaon Taluka Borivali District Mumbai Suburban Pin 400063 admeasuring approximately 5,424.99 sq. mtrs. of area being developed by M/s Oberoi Realty Limited.

1. Following technical professionals are appointed by Promoter:
  - (i) Mr Shashank Kokil & Associates as Architect
  - (ii) M/s Leslie E. Robertson Associates Consulting Engineers (India) Pvt Ltd as Structural Consultant
  - (iii) M/s SEED Engineering Global Consultants PTE Ltd. as MEP Consultant
  - (iv) Mr. Bhargava Oza as Quantity Surveyor

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works 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 Mr. Bhargava Oza, 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.
3. Subject to Note 2, we estimate the Total Estimated Cost of completion of the aforesaid project under reference at Rs.8,13,31,00,000/- (*Rupees Eight Hundred Thirteen Crores and Thirty-One Lakhs only*) (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 works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) of the Subject Real Estate Project from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till June 30, 2024 is calculated at Rs.2,32,74,00,000/- (*Rupees Two Hundred Thirty-Two Crores and Seventy-Four Lakhs only*) (Total of Table A and B). The amount of Estimated Cost Incurred is calculated based on input materials / services used and unit cost of these items.
5. Subject to Note 2, the Balance Cost of Completion of the Civil, MEP and Allied works for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs.5,80,57,00,000/- (*Rupees Five Hundred Eighty Crores and Fifty-Seven Lakhs only*) (Total of Table A and B).
6. 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**  
**Elysian - Tower 'C'**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Subject to Note 2, Total Estimated cost of the building/wing as on April 28, 2023 is	Rs.4,20,32,00,000/-
2	Cost incurred as on June 30, 2024	Rs.1,20,95,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	28.78%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,99,37,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (TABLE C)	N.A.

**TABLE A**  
**Elysian - Tower 'D'**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Subject to Note 2, Total Estimated cost of the building/wing as on April 28, 2023 is	Rs.2,50,78,00,000/-
2	Cost incurred as on June 30, 2024	Rs.74,28,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	29.62%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,76,50,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (TABLE C)	N.A.

**TABLE A**  
**Elysian - Tower 'E'**

Sr. No (1)	Particulars (2)	Amounts (3)
1	Subject to Note 2, Total Estimated cost of the building/wing as on April 28, 2023 is	Rs.83,13,00,000/-
2	Cost incurred as on June 30, 2024	Rs.38,00,000/-
3	Work done in Percentage	0.46%

	(as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.82,75,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (TABLE C)	N.A.

**TABLE B**

**Internal & External Development Works in Respect of the Registered Phase**


Sr. No (1)	Particulars (2)	Amounts (3)
1	Subject to Note 2, Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on April 28, 2023	Rs.59,08,00,000/-
2	Cost incurred as on June 30, 2024	Rs.37,13,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	62.85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.21,95,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (TABLE C)	N.A.

Yours Faithfully,



Mr. MILIND NAIK

Agreed and Accepted by :



19-July-2024

**\* Note:**

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. The cost has been computed under the GST indirect tax regime, net of credits, if any, available under that regime.
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. Balance Cost to be incurred may vary from Difference between Total Estimated Cost (1) and Actual Cost Incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
6. The amounts mentioned at serial No. 1 and 2 in Table A include the cost for the civil component of the internal and external development works.

**TABLE C**

List of Extra/Additional/Deleted Items considered in Cost  
(Which were not part of the original Estimate of Total Cost)  
*Not Applicable*