

MANISHKUMAR JHA (B.Eng.)

SHYAM GARDEN, B WING FLAT NO.706 CHANAKYA CHOWK VIRAR (W) THANE 401303
CONTACT NO. 9167246581

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 25th July, 2017

To,
M/s Mehta Enterprises,
Manu Mansion,
2nd Floor,
16, S. B. S. Marg Fort,
Mumbai 400 001.

Subject: Certificate of Cost Incurred for Development of Mody Kunj for Construction of one building (under the process for MahaRERA Registration) situated on the Plot bearing CTS No. 500C/10 demarcated by its boundaries Railway Track to the North, K. A. Subramaniam Road to the South Plot No.: 500B/10 to the East Plot No.: 500D/10 to the West, Matunga , Mumbai City 400014 admeasuring 693.98 sq.mts. being developed by Mehta Enterprises.

Ref: in the process for registration under MahaRERA

Sir,

I, Manishkumar Jha, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being a Building situated on the plot bearing CTS No. 500C/10 of Matunga Division, Mumbai 400014 admeasuring 693.98 sq.mts. being developed by M/s. Mehta Enterprises.

Following technical professionals are appointed by Owner / Promoter :-

- | | | |
|------|---------------------------------|--------------------------|
| i. | M/s Jashwant Mehta & Associates | as Architect |
| ii. | Shri Harshad K. Dholakia | as Structural Consultant |
| iii. | M/s. D. R. Bellare | as MEP Consultant |

1. 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 M/s Jashwant Mehta & Associates (Address: B - 145/146, Mittal Tower, Nariman Point, Mumbai – 400021) appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

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2. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 111,000,000. 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 Bombay Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 99,900,000 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 Mumbai Municipal Corporation is estimated at Rs. 11,100,000 (Total of Table A and B).
5. 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 & B
Mody Kunj*

Sr. No. (1)	Particulars (2)	Amount (3)
1.	Total Estimated cost of the building/wing as on 25 th July, 2017	Rs. 111,000,000
2.	Cost incurred as on 25 th July, 2017 (based on the Estimated cost)	Rs. 99,900,000
3.	Work done in Percentage (as Percentage of the estimated cost)	90%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,100,000
5.	Cost Incurred on Additional /Extra Items as on 25 th July, 2017 not included in the Estimated Cost (Annexure A)	Rs. NIL
*Please note that the entire project consist of one standalone building being "Mody Kunj"		

Yours Faithfully,



Manishkumar Jha

(Licence No.: J/159/SS-II 2016-2019)