

UJAS R. LIMBANI

CONSULTING STRUCTURAL ENGINEER

R.C.C. SPECIALISTS

FORM-2

[See Regulation 3]
ENGINEER'S CERTIFICATE

Date : 25/07/2017

To,
Hemali Investments & Finance Pvt. Ltd,
Shree Manglam House,
D. N. Singh Road No.-4
Kharva Galli, Hathibaug,
Byculla Love Lane, Mumbai-10

Subject : Certificate of Cost Incurred for Development of "CASA EMERALD" for Construction of building 1 Wing of the Two Phase of the project (Maha RERA Registration Number) situated on the Plot bearing C.S. No./CTS No./Survey No./ Final Plot No. 362 demarcated by its boundaries situated on the Plot bearing C.S. No. 362 with D. N. Singh Road No. 2 on the North and the East side, C.S. No. 1/362 on the West Side and C. S. No. 369 on the South Side of Mazgaon Division District Mumbai PIN 400 010 admeasuring 3769.91 sq.mts. area being developed by M/s. Hemali Investment & Finance Pvt. Ltd.

Ref : Maha RERA Registration Number

Sir,

I, Ujas Limbani have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Building 1 Wing of the Two Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 362 of Division Mazgaon Village Mumbai Taluka Byculla, Mumbai District, Mumbai 400 010 admeasuring 3769.91 sq.mts. area being developed by M/s. Hemali Investments & Finance Pvt. Ltd.

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

- (i) M/s Anish Chouhan as L.S. / Architect ;
- (ii) M/s Sura Associates as Structural Consultant
- (iii) M/s Transven as MEP Consultant

A/S SHEETAL APARTMENT, N.M. ROAD, NEW MANEKAL ESTATE, GHATKOPAR (WEST), MUMBAI - 400 086.

CONTACT NO : 98202 92289

UJAS R. LIMBANI

A/S, SHEETAL APARTMENT,
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TABLE A

i) Buildings bearing called Rehab building Wing A (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the buildings Rehab building Wing A	24,60,00,000/-
2	Cost incurred (based on the Estimated cost)	21,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	87.40 %
4	Cost to be Incurred for rehab building Balance (Based on Estimated Cost)	3,10,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Nil

ii) Buildings bearing called Casa Emerald (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the buildings Casa Emerald sale Building Wing B	46,00,00,000/-
2	Cost incurred (based on the Estimated cost)	1,04,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.25 %
4	Cost to be Incurred for Sale Casa Emerald Balance (Based on Estimated Cost)	44,96,00,000
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Nil

TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout	6,00,00,000
2	Cost incurred (based on the Estimated cost).	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	Nil

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Ujas Limbani

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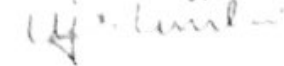
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4	Balance Cost to be Incurred (Based on Estimated Cost).	6.00,00,000
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A).	Nil

Yours Faithfully,



Ujas Limbani

(License No. STR/L/26)

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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.

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

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3) Mr. Yous Khan Jafar Khan Pathan 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 by the Developer and Consultants and the Schedule of items and quantity for the entire work as appointed by Developer M/s. Hemali Investments & Finance Pvt. Ltd., 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. 76,60,00,000 (Total of Table A(i), A(ii) 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 from the Mumbai Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.22,54,00,000 (Total of Table A(i), A(ii) 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 Mumbai Municipal Corporation (planning Authority) is estimated at Rs. 54,06,00,000 (Total of Table A(i), A(ii) 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 :

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OFFICE: A/5, SHEETAL APARTMENT, N.M ROAD, NEW MANEKLAL ESTATE, GHATKOPAR (WEST), MUMBAI - 400 086

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