

DEEPAK KRISHNA SINGH

Ground Floor, Adarsh Park B Wing ,Bhiwandi-421302 M-9823181950

FORM 2
(see Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for
Withdrawal of Money from Designated Account)

Date: 30/06/2017

To,
M/s KRYPTON CONSTRUCTION & DEVELOPERS
312, Commerce house
140 N.M. Road
Fort Mumbai -23

Subject - Certificate of Cost Incurred for Development of "Krypton Terraces" project Construction of Building Wing B & C situated on the Property Bearing F.P. NO 1029 OF T.P.S IV Mahim division demarcated by its boundaries to the North 60'0" Wide Sayani Road , to the South Crown Mill , to the East Wing A , to the West 40'0" Wide Road , of Mahim Division Situated at Sayani Road, MUMBAI-400 025 admeasuring 1991.65 sq. meter area being developed by M/s Krypton Construction & Developers.

Dear Sir,

I, Deepak K Singh as Civil Engineer have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project "Krypton Terraces" proposed to be registered under Maha RERA , situated on the plot bearing F.P. NO 1029 OF T.P.S IV of Mahim Division at Sayani Road, MUMBAI-400 025 admeasuring 1991.65 sq.mt. area being developed by M/s Krypton Construction & Developers.

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

- (i) Shri B.R. Gandhi as Architectural Consultant
- (ii) Shri U.N. Kamath as Structural Consultant
- (iii) M/S J.W. Consultants LLP as Structural Consultant
- (iv) M/S Ambrosia Design Pvt.Ltd as MEP Consultant

2 I have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate , of the Civil , MEP and Allied work, of the Building (s) of the project. Our estimated by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by me also as quantity surveyor* appointed by Developer, and the assumption of the



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cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 38,07,75,472** (Total of Table A 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(s) from the Municipal Corporation of Greater Mumbai (MCGM) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 26,97,44,066** (Total of Table A 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 MCGM(planning Authority) is estimated at **Rs.11,10,31,406**(Total of Table A 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 :

TABEL A

WING-A(REHAB)

<u>Sr.No</u> <u>(1)</u>	<u>Particular</u> <u>(2)</u>	<u>Amount</u> <u>(3)</u>
1	Total Estimated cost of the Wing A Rehab as on 30.06.2017	Rs.8,16,47,513
2	Cost incurred as on 30.06.2017 (based in the Estimated cost)	Rs.8,00,14,563
3	Work done in Percentage (as Percentage of the estimated cost)	98 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,32,950
5	Cost Incurred on Additional / Extra Items as on 30.06.17 not included in the Estimated Cost (Annexure A)	NIL



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WING-B (SALE)

<u>Sr.No</u> <u>(1)</u>	<u>Particular</u> <u>(2)</u>	<u>Amount</u> <u>(3)</u>
1	Total Estimated cost as on 30.06.2017	Rs 4,10,08,630
2	Cost incurred as on 30.06.2017 (based in the Estimated cost)	Rs.3,07,56,473
3	Work done in Percentage (as Percentage of the estimated cost)	75 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,02,52,157
5	Cost Incurred on Additional / Extra Items as on 30.06.17 not included in the Estimated Cost (Annexure A)	NIL

WING- C (SALE)

<u>Sr.No</u> <u>(1)</u>	<u>Particular</u> <u>(2)</u>	<u>Amount</u> <u>(3)</u>
1	Total Estimated cost as on 30.06.2017	Rs.22,71,04,329
2	Cost incurred as on 30.06.2017 (based in the Estimated cost)	Rs.15,89,73,030
3	Work done in Percentage (as Percentage of the estimated cost)	70 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.6,81,31,299
5	Cost Incurred on Additional / Extra Items as on 30.06.17 not included in the Estimated Cost (Annexure A)	NIL

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TABEL B

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

<u>Sr.No</u> <u>(1)</u>	<u>Particular</u> <u>(2)</u>	<u>Amount</u> <u>(3)</u>
1	Total Estimated cost of the Internal and External Development work including amenities and Facilities in the layout as on 30.06.2017	Rs 3,10,15,000
2	Cost incurred as on 30.06.2017 (based in the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 3,10,15,000
5	Cost Incurred on Additional / Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,

(Deepak K Singh)

Signature of Engineer

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.