

(See Regulation 3) No.4, Shanti Building, Hingwala Lane, Opp. Popular Hotel,
Pantnagar, Ghatkopar (East) Mumbai - 400 077

ENGINEER'S CERTIFICATE

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

Date: 25/07/20107

To
MR. NISHANT KIRTI SANGHVI
Sanghvi Realtech Pvt Ltd
601/602, Sanghvi Sqaure,
M.G Road
Ghatkopar West
Mumbai - 400086

Subject : Certificate of Cost Incurred for Development of ESTORIA HEIGHTS for Construction of One
building Wing of the Phase (MahaRERA Registration Number) situated on the Plot bearing
CTS No... 21/A/1, Plot no. 62.

Demarcated by its North Desai BMC hospital, to the South by 9.00 m wide road to the East Navjivan
Apts (C.T.S No, 21 B) the West by Run Fayakun CHS (CTS No. 21A/3) Division village Govind
Nagar Taluka Borivali District Mumbai Suburbs, PIN 400097 admeasuring 721.90 Sq.mtrs. area being
developed by Mr. Nishant Kirti Sanghvi.

Ref: MahaRERA Registration Number

Sir,

I Mr. Nishant K Sanghvi have undertaken assignment of certifying estimated cost for the Subject Real
Estate Project proposed to be registered under MahaRERA, being ESTORIA HEIGHTS Building situated
on the plot bearing CTS No. 21/A/1 of Division village Govind Nagar Taluka Borivali District
Mumbai Suburbs, PIN 400097. admeasuring 721.90 sq.mts. area being developed by Mr. Nishant
Kirti Sanghvi.

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

- (i) M / s / Shri / Smt VINAYAK LOMATE as L.S./ Architect
- (ii) M / s / Shri / Smt PARAS CONSULTANT as Structural Consultant
- (iii) M / s / Shri / Smt as MEP Consultant
- (iv) M/s / Shri / Smt as Quantity Surveyor*

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



Nishant K Sanghavi

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3. for the entire work as calculated by Quantity Surveyor* appointed by Developers / Engineer, and the assumption of the cost of material, labor and the inputs made by developers, and the site inspection carried out by us.
4. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs 6,81,37,000/- (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 from the (W.S) 'P' Ward being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated Cost Incurred till date is calculated ad Rs. 2,58,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
6. 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 (W.S) 'P' Ward (Planning Authority) is estimated at Rs. 2,58,00,000/- (Total of Table A and B).
7. 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

FOR BUILDING ESTORIA HEIGHTS

Sr No.	Particulars	Amounts
1	Total Estimated cost of the building / wing as on 21/07/2017 Dated of Registration is	Rs.6,81,37,000/-
2	Cost incurred as on 31/03/2017 (based on the Estimated cost)	Rs.2,58,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	62.92%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,23,37,000/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	NIL



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TABLE B Flat No.4, Shanti Building, Hingwala Lane, Opp. Popular Hotel,
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(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 as on 31/03/2017 Date of Registration Is	NIL
2	Cost Incurred as on (based in the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL %
4	Balance Cost to be Incurred (Based on Estimated Cost).	NIL
5	Cost Incurred on Additional / Extra Items as on Not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Mr. NISHANT KIRTI SANGHVI

*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, 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 labor, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity 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)