



ENGINEER'S CERTIFICATE

Date : 25.07.2017

To,
The, M/s. Universal Builders & Developers

Subject : Certificate of Cost Incurred for Development of [Project Name] for Construction of **01** No. of Building **01** Wing of the "Jaya Building" Project [MahaRERA Registration Number Applied For] situated on the Plot bearing **C.S. No. 2951** demarcated by its boundaries Sindhi Lane School to the North 2nd Carpenter Street to the South Plot for BEST Sub-station to the East 32 Tukaram Bhavan to the West of Division **Bhuleshwar** taluka **Mumbai** District **Mumbai** PIN **400 004** admeasuring **333.52** sq.mts. area being developed by **Mr. Naresh K. Mehta** of **M/s. Universal Builders & Developers**.

Ref : MahaRERA Registration Number **Applied For**

Sir,

I, **Shri. Mohammed Z.A. Syed** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **01** no. Building / **01** no. Wing of the Project, situated on the plot bearing **C.S. No. 2951** of Division **Bhuleshwar** taluka **Mumbai** District **Mumbai** PIN **400 004** admeasuring **333.52** sq.mts. area being developed by **Mr. Naresh K. Mehta** of **M/s. Universal Builders & Developers**.

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

- (i) **M/s. Shaikh & Associates** as Licensed Surveyor.
- (ii) **M/s. J.W. Consultant LLP (Achyut Watve)** as Structural Consultant
- (iii) **Shri. -----** as MEP Consultant
- (iv) **Shri. Mohammed Z.A. Syed** as Quantity Supervisor/ Engineer.

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 calculated by **Shri. Mohammed Z.A. Syed** Quantity Supervisor/ Engineer 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 of the aforesaid project under reference as **Rs. 27,38,22,105/-** (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 **EEBPC 'C' Ward** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 22,16,78,983/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from **EEBPC 'C' Ward** (planning Authority) is estimated at **Rs. 5,21,43,122/-** (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 :

TABLE A

Building /Wing bearing Number **01 no.** or called **Jaya Building**
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 24/07/17 date of Registration is	Rs. 22,38,22,105/-
2	Cost incurred on __ (based on the Estimated cost)	Rs. 20,16,78,983/-
3	Work done in Percentage (as Percentage of the estimated cost)	80 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,21,43,122/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	Rs. _____

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Works including amenities and Facilities in the as 24/7/17 date of Registration is	Rs. 5,00,00,000/-

Universal

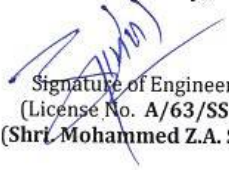
UNIVERSAL BUILDER & DEVELOPERS



3

2	Cost incurred as on 24/7/17 (based on the Estimated cost).	Rs. 2,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost).	80 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,


Signature of Engineer
(License No. A/63/SS-I)
(Shri. Mohammed Z.A. Syed)

*** 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)