

**Hasmukh J. Rampariya**

Site Supervisor - I  
License No.: R/206/SSI

Koldongri, Sahar road, lane no.3, Andheri (E), Mumbai - 400 069.

**ENGINEER'S CERTIFICATE**

Date: 14/02/2018

To  
Pioneer Housing  
Senroof Mile  
Off. Goregaon - Mulund Link Road,  
Nahur(E), Mumbai - 400 081.

**Subject:** Certificate of Percentage of Completion of Construction Work of Project 01 No. of Building (Building No. B1). Total 02 Wings ( Sanino & Silvino) of the Project " Senroofs" situated on the Plot bearing CTS No.795/A, 795A/1 to 15 of Village Nahur, Tal. Kurla, District Mumbai, PIN-400081; demarcated by its boundaries, Cement Yard on North, Goregaon Mulund Link Road on South, container yard on East & Railway line on West admeasuring Approx. 25326.27 sq. mts. built-up area developed by Pioneer Housing.

**Ref: MahaRERA Registration Number : P51800008478**

Sir,  
I Mr. Hasmukh J. Rampariya have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 01 No. Of Building Total 02 Wings of the Plot bearing CTS No.795/A, 795A/1 to 15 of Village Nahur, Tal. Kurla, Nahur situated at Goregaon Mulund Link Road Nahur, Mumbai - 400081. admeasuring 25326.27 Sq. mts built up area being developed by Pioneer Housing.

**1 Following technical professionals are appointed by Pioneer Housing**

- (i) Shri. Sunil G. Ambre of M/s. Bhatnagar Ambre Kothari as Architect;
- (ii) M/s. JW Consultants LLP as Structural Consultant
- (iii) M/s. Consistent Engineer Consultants as MEP Consultant
- (iv) Mr./ Shri. Hasmukh J. Rampariya 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 calculated by Mr. Ashish Pandey Quantity Surveyor\* appointed by Developer/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(s) of the aforesaid project under reference as Rs.163,08,70,000 /- (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(s) from the 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.123,74,12,908 /- (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.39,34,57,092 /- (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 B1 or called Sanino &amp; Silvino

TABLE A			
Sr. No.	Particulars	Unit	Amount
1	Total estimated Cost of the Building/wing as on 25/07 /2017 Date of registration is	Rs.	1,20,85,72,000
2	Cost Incurred as on 31/12/2017	Rs.	95,65,84,738
3	Work done in Percentage (as percentage of estimated cost)	%	79.15%
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs.	25,19,87,262
5	Cost Incurred on Additional/Extra items as on _____not included in the estimated cost (Annexure A)	Rs.	

TABLE B			
Sr. No.	Particulars	Unit	Amount
1	Total Estimated cost of the internal & External Development works Including amenities & Facilities in the layout as on 25/07/2017 .	Rs.	42,22,98,000
2	Cost Incurred as on 31/12/2017 (as based on Estimated Cost)	Rs.	28,08,28,170
3	Work done in Percentage (as percentage of the estimated cost)	%	66.50%
4	Balance cost to be Incurred (based on estimated cost)	Rs.	14,14,69,830
5	Cost Incurred on Addition /Extra Items as on _____not included in the Estimated cost (Annexure A)	Rs.	0

Yours faithfully



(License no. : R/206/ SS I)

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 & 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 the cost incurred/ to be incurred.
- 5 All Components of work with specification are indicative and not exhaustive