

Kapstone Constructions Pvt. Ltd.

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Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999.
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FORM-2 [see Regulation 3]: **ENGINEER'S CERTIFICATE**

Date: **30 JUN 2017**

To,

M/s. Kapstone Constructions Pvt. Ltd.
702, Natraj, M.V. Road Junction,
Western Express Highway,
Andheri (E), Mumbai – 400 069,

Sub: Certificate of Cost Incurred for Development of Construction Work of
Rustomjee Aurelia – Wing A on the Residential Sub Plot - 7 known as Aurelia, 1st
Phase of the project situated on the plot bearing Survey No. 51/6(pt), 51/7(pt),
51/8(pt), 51/9(pt) demarcated by its plot boundaries 19°12'23.51"N-
72°59'17.44"E to the North, 19°12'22.03"N-72°59'17.78"E to the South,
19°12'22.91"N-72°59'17.96"E to the East, 19°12'22.76"N-72°59'17.32"E to the
West of Village Majiwade, Taluka & District – Thane, Pin 400 602, admeasuring
648.87 sq. mtrs. area being developed by M/s. Kapstone Constructions Pvt. Ltd

Ref: **MahaRERA Registration Number Applied**

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate
Project proposed to be registered under MahaRERA, being Rustomjee Aurelia – Wing A on the
Residential Sub Plot - 7 known as Aurelia, 1st Phase of the project situated on the plot bearing Survey
No. 51/6(pt), 51/7(pt), 51/8(pt), 51/9(pt) of Village Majiwade, Taluka & District – Thane, Pin 400 602,
admeasuring 648.87 sq. mtrs. area being developed by M/s. Kapstone Constructions Pvt. Ltd

Following technical professionals are appointed by M/s. Kapstone Constructions Pvt. Ltd.

- (i) Shri Manish D. Savant as L.S. / Architect ;
- (ii) Shri Hiten Mahimtura as Structural Consultant
- (iii) Shri Rohit Uchil as MEP Consultant
- (iv) Shri Vipul Acharya 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 for the entire work as calculated by Shri Vipul Acharya 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 1.056.879.802/-**(Total of Table A ,B and C). 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 **TDO. Thane 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 205.601.795/-**(Total of Table A ,B and C). 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 **TDO. TMC** (planning Authority) is estimated at Rs **851.278.007/-** (Total of Table A ,B and C).
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 , B and C below :

TABLE A**Building /Wing bearing Number_____or called Rustomjee Aurelia – Wing A**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date <u>30th June 2017</u> of Registration	<u>Rs. 847,185,346/-</u>
2	Cost incurred as on <u>30th June 2017</u> (based on the Estimated	<u>Rs. 97,260,835/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>11.48%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 749,924,511/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>Rs. N.A.</u>

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date <u>30th June 2017</u> of Registration is	<u>Rs. 68,023,500/-</u>
2	Cost incurred as on <u>30th June 2017</u> (based on the Estimated	<u>Rs. 68,023,500/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>100%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. NIL</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>Rs. N.A.</u>

Yours Faithfully

Signature of Engineer

TABLE C
Building /Wing bearing Number _____ or called Rustomjee Aurelia – Wing A -- TMC
Handover building & other infrastructure

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date <u>30th June 2017</u> of Registration	*<u>Rs. 141,670,957/-</u>
2	Cost incurred as on <u>30th June 2017</u> (based on the Estimated	<u>Rs. 40,317,460/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>28.46%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.101,353,496/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>Rs. N.A.</u>

***The total cost of TMC handover building & other infrastructure is Rs.1,190,389,090/-**
Allocated to Rustomjee Aurelia – Wing A is Rs.141,670,957/-

Yours Faithfully

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.

Annexure A

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