

# VASTUKALP

ARCHITECT  
R.C.C. CONSULTANT  
APPROVED VALUER  
LAND CONSULTANT  
PROJECT CONSULTANT

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Panvel 410 206, Phone / Fax 022 - 27450651  
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Date: 30/11/2017

## FORM-2 ENGINEER'S CERTIFICATE

To,  
Radhey Properties LLP,  
Office No. 83, 8<sup>th</sup> Floor,  
Mittal Tower (A Wing)  
Opp. Vidhan Bhavan,  
Nariman Point, Mumbai 400 021.

Sub : **Certificate of Cost Incurred for Development of Radhey Galaxy Building No 2A, 2B, 3A, 3B, 5C & 5D in Phase-I of the Project (MahaRERA Registration Number) situated on the Plot bearing S.No.43/C/1/A/1/A/2/1 TO 33 demarcated by its (latitude 18°54' 46.29" N and longitude 73° 19' 4.88" E of the end points) S.No. 44 & 44B to the North, S.No. 43C (P) & 43 D to the South, S.No. 43 B to the East, S.No. 47 & 46 to the West, of Division Konkan, Village - Bhisegaon, Taluka- karjat, Dist. Raigad admeasuring 18833.85sq. mtrs. Area being developed by the Radhey Properties LLP.**

Ref.: **MahaRERA Registration Number - P520000004479.**

Sir,

I **SHRI YATEESH TARE** Partner of **VASTUKALP** Licensed Engineer have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Radhey Galaxy Building No 2A, 2B, 3A, 3B, 5C & 5D** in Phase-I of the Project, situated on the plot bearing S.No.43/C/1/A/1/A/2/1 TO 33 of Division Konkan, Village - Bhisegaon, Taluka- karjat, Dist. Raigad admeasuring 18833.85 sq. mtrs. Area being developed by **Radhey Properties LLP**.

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

1. M/s VASTUKALP - Mr. Shri Satish Manohar (B.Arch) as LS & Planning Architect;
2. M/s Drishti Architects as Project Consultant Architect.
3. M/s. VASTUKALP - Mr. Yateesh Tare, B.E. (Civil) as Structural Design Consultant.
4. M/s Electro-Mech consultant PVT LTD as MEP Consultant

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Branch off. : "Shiv Complex", Shop No. 7 & 8, Opp. Panvel Municipal Council, Panvel 410206, Phone / Fax : 022 - 27450651

Branch off. : Sai Ashirvad, Shop No.5, Near Alibag Municipal Council, Balaji Naka, Alibag, Phone / Fax : 02141 - 226574

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP & 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 & Consultants & The Schedule Of items & quantity for the entire work as calculated by us appointed by Developer & the assumption of the cost of material, labour & other inputs made by developer, & 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. **31,75,00,000/-** (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 **Karjat Municipal Council** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.9,50,00,000/-** (Total of Table – A and Table – B). The amount of Estimated Cost Incurred is calculated on the basis 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 **Karjat Municipal Council** (planning Authority) is estimated at **Rs. 22,25,00,000/-** (Total of Table A & 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 Table – B below





**TABLE - A.**  
**Building No. 2A & 2B**  
(Stilt +7 Floors)

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.8,36,00,000=00
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs.2,28,00,000=00
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	31.60%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.6,08,00,000=00
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	—

**TABLE - A.**  
**Building No. 3A & 3B**  
(Stilt + 7 Floors)

Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.9,56,00,000=00
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs.1,97,00,000=00
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	27.40%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.7,59,00,000=00
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	—

**TABLE – A.**  
**Building No. 5C& 5D**  
(Stilt + 7 Floors)


Sr. No.	Particulars		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.10,31,00,000=00
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs.2,95,00,000=00
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	41.0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.7,38,00,000=00
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	—

**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 today.	:	Rs.3,52,00,000=00
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs.2,30,00,000=00
3.	Work done in Percentage (As percentage of the estimated cost)	:	65.34%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.1,22,00,000=00
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure – A).	:	NIL

Yours Faithfully

**For VASTUKALP**

  
**MR YATEESH TARE**  
B.E. CIVIL (ENGINEER)  
(Licence NoBMC /STR-T33)