

VISHAL A. JAIN

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ENGINEER'S CERTIFICATE

Date: 01/11/2017

To

The Rajesh Real Estate Developers Pvt. Ltd.

139, Seksaria Chambers,

N.M. Road,

Fort, Mumbai- 400 023.

Subject: Certificate of cost incurred for development of "White City" for construction of B Wing of the II Phase (MahaRERA Registration no. P51800008324) situated on the plot bearing CTS no. 174/C of village Akurli, Kandivali (E), Mumbai- 400101 demarcated by its boundaries amenity space to the North Akurli Road to the South to the East Phase-III Future Development to the West Raheja Willow of Division Kokan village Akurli taluka Goregaon District Mumbai Suburb PIN 400101 admeasuring 24,200.00 sq.mts. area being developed by M/s. Rajesh Real Estate Developers Pvt. Ltd.

Ref: MahaRERA Registration no. P51800008324

Sir,

I, Vishal A. Jain, have undertaken assignment of certifying estimated cost for the subject real estate project proposed to be registered under MahaRERA, being 1 Building of the II phase situated on the plot bearing Survey no174/C of village Akurli, Kandivali (E), Mumbai- 400101 of Division Kokan village Akurli taluka Goregaon District Mumbai Suburb PIN 400101 admeasuring 24,200 sq.mts. area being developed by M/s. Rajesh Real Estate Developers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri Richard Soon M/s. P & T Architect –Singapore as Design Architect
 - (ii) Shri. Shashikant Jadhav as M/s. Spaceage Consultants as Licensed Surveyor
 - (iii) Dr. H.M. Raje of M/s. Raje Structural Consultant as Structural Engineer
 - (iv) Shri. Birju Patel of M/s. MEP consulting Engineers as MEP Consultants
 - (v) Shri. Vishal A. Jain as Quantity Surveyor
2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building of the project. My estimated cost calculations are based on the drawings/plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by me 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. I estimate total estimated cost of completion of the building of the aforesaid project under reference as Rs. 137,33,64,380 (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 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. 56,22,00,000 (Total of Table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
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 MCGM (planning Authority) is estimated at Rs. 81,11,64,380(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

B wing

Sr. No	Particulars	Amounts
1	Total estimated cost of the building as on 30/09/2017	Rs. 129,15,00,000
2	Cost incurred as on 30/09/2017 (based on the Estimated cost)	Rs. 56,22,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	44 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 72,93,00,000
5	Cost Incurred on Additional /Extra Items as on 30/09/2017 not included in the Estimated Cost (Annexure	Nil

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 30/09/2017	Rs. 8,18,64,380
2	Cost incurred as on 30/09/2017 (based on 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)	Rs. 8,18,64,380
5	Cost Incurred on Additional /Extra Items as on 30/09/2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Vishal A. Jain
Engineer