



MS CONSULTANTS & ENGINEERS

ENGINEERS CERTIFICATE

Date: 06.05.2019

To,
The Shree Khidkaleshwar Property Developers Pvt. Ltd.
205, Commerce House, 140, Nagindas Master Road,
Fort, Mumbai - 400023

Subject: Certificate of Cost Incurred for development of Riverwood Park Building No. 4 for Construction of ONE building / ONE Wing (MahaRERA Registration Number) situated on the Plot bearing Survey No. / Hissa No. 26/5, 28/1, 53 (all in parts) demarcated by its boundaries (latitude and longitude of the end points 73.07248-19.16182 to the North 73.07178-19.16123 to the South 73.07257-19.16153 to the East 73.07225-19.16203 to the West, Village – Sagarli, Taluka – Thane, District – Thane, Pin – 210104, admeasuring 2557.849 Sq. Mts. Area being developed by (Promoter) Shree Khidkaleshwar Property Developers Pvt. Ltd.

Ref.: MahaRERA Registration Number: P51700004003

Sir,

I R. D. Deshmukh have undertaken assignment of certifying Estimated Cost for the Subject Real Estate, Project proposed to be registered under MahaRERA, being ONE Building / ONE Wing situated on the Plot bearing Survey No. / Hissa No. 26/5, 28/1, 53 (all in parts), Village – Sagarli, Taluka – Thane, District – Thane, Pin – 210104, admeasuring 2557.849 Sq. Mts. area being developed by (Promoter) Shree Khidkaleshwar Property Developers Pvt. Ltd. :-

1. Following technical professionals are appointed by Owner / Promoter: -
 - i) M/s Vasturachana (Arch. Sachin Salvi) as L.S. / Architect;
 - ii) M/s Epicon Consultants Pvt. Ltd. (Mr. Anand Kulkarni) as Structural Consultant
 - iii) M/s Enviro-Con (Mr. hemant Nikam) as MEP Consultant
 - iv) M/s MS Consultant & Engineers (Mr. R.D. Deshmukh) 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 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 Schedule of items and quantity for the entire work as calculated by R. D. Deshmukh 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.



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3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 35,96,87,290/-** (Total of table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied work required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the THANE MUNICIPAL CORPORATION being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred as per the books of accounts verified by C. A. till 31/03/2019 is calculated at **Rs. 6,56,32,008/-** (Total of Table A and B). The amount of Estimated Cost incurred in 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 THANE MUNICIPAL CORPORATION (Planning Authority) is estimated at **Rs. 29,40,55,282/-** (Total of Table A and B).
6. I certify that the cost of the Civil, MEP and Allied works of 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 or called Riverwood Park Building No. - 4

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated Cost of the Building / Wing as on 30/06/2017 date of Registration is	: Rs. 33,96,87,290/-
2.	Cost incurred as on 31/03/2019 (based on the Estimated Cost)	: Rs. 6,56,32,008/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	: 19.32%
4.	Balance Cost to be incurred (Based on Estimated Cost)	: Rs. 27,40,55,282/-
5.	Cost incurred on Additional / Extra Items as on 31/03/2019 not included in the Estimated Cost (Annexure A)	: Rs. NIL

TABLE B

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the Layout as on 30/06/2017 date of Registration is	: Rs. 2,00,00,000/-
2.	Cost incurred as on 31/03/2019 (based on the Estimated Cost)	: Rs. 15,40,516/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	: 7.70%
4.	Balance Cost to be incurred (Based on Estimated Cost)	: Rs. 1,84,59,484/-
5.	Cost incurred on Additional / Extra Items as on 31/03/2019 not included in the Estimated Cost (Annexure A)	: Rs. NIL

Yours Faithfully,



Signature of Engineer
D/209/SS-I & M117158/5

