

FORM 2 [See Regulation 3]

INDEPENDENT QUANTITY SURVEYOR'S CERTIFICATE

Date: 25<sup>th</sup> July 2017

To,

PRL Developers Pvt Ltd

Registered office – 8<sup>th</sup> Floor, Piramal Towers, Peninsula Corporate Park, Ganpat Rao Kadam Marg  
Lower Parel, Mumbai – 400013

Contact Address – 8<sup>th</sup> Floor, Piramal Towers, Peninsula Corporate Park, Ganpat Rao Kadam Marg  
Lower Parel, Mumbai – 400013

Subject: Certificate of Cost Incurred for Development of “Piramal Revanta – Tower 1” for  
Construction of 1 Building/Wing of 1st phase situated on the Plot bearing Survey No. 491 A/5 and  
491 A/6 of Village: Nahur, demarcated by its boundaries (latitude and longitude of the end points)  
1103.617, 983.145 to the NORTH 1103.494, 962.12 to the South 1123.333, 960.703 to the East  
1073.778, 984.562 to the West of village Nahur, taluka Mulund, District Mumbai suburban PIN  
400080 admeasuring 945.45 sq. mts. area being developed by PRL Developers Pvt Ltd.

Ref: MahaRERA Registration Number – Not Applicable.

Sir,

We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project  
proposed to be registered under MahaRERA, being 1 Building/Wing of the 1<sup>st</sup> phase situated on  
the plot bearing C T Survey no. 491 A/5 and 491 A/6 of Village: Nahur, Division Konkan village  
Mumbai city taluka Mumbai city District Mumbai city ,PIN 400010 admeasuring 945.45  
sq.mts. area being developed by PRL Developers Pvt Ltd

1. Following technical professionals are appointed by owner/promoter –

- (i) M/s / Shri/ Smt. **Sandeep Shikre & Associates** as L.S. / Architect,
- (ii) M/s / Shri/ Smt. **Buro Happold Engineering** as Structural Consultant
- (iii) M/s / Shri/ Smt. **Buro Happold Engineering** as MEP Consultant
- (iv) M/s / Shri/ Smt. **Gleeds Hooloomann Consulting (I) Pvt. Ltd.** as Independent  
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 the schedule of items & quantity for  
the entire work as calculated by Gleeds Hooloomann Consulting (I) Pvt. Ltd. As  
independent 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. 193.67 Cr. 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 planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The actual cost incurred till date (31st March 2017) is calculated at Rs 1.33 Cr (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. 192.34 Cr. (Total of table A and B)
6. I certify that the cost of Civil, MEP and allied work for the aforesaid project as completed on date of this certificate is given in Table A and B below:-

<b>TABLE A</b>		
<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts (In Rs.) Cr</b>
<b>1</b>	Total Estimated Cost of the building/wing as on 31st March 2017 date of registration is	<b>Rs. 189.89 Cr.</b>
<b>2</b>	Cost Incurred as on 31st March 2017 (based on Estimated Cost)	<b>Rs. 1.33 Cr.</b>
<b>3</b>	Work Done in percentage (as percentage of estimated cost)	<b>0.70%</b>
<b>4</b>	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs. 188.56 Cr.</b>
<b>5</b>	Cost Incurred on Additional/Extra Items as on 31st March 2017 not included in the Estimated Cost (Annexure A)	<b>Nil</b>

<b>TABLE B</b>		
<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts (In Rs.) Cr</b>
<b>1</b>	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on 31st March 2017 date of registration is	<b>Rs. 3.78 Cr.</b>
<b>2</b>	Cost Incurred as on 31st March 2017 (based on estimated cost)	<b>Nil</b>
<b>3</b>	Work done in percentage (as percentage of estimated cost)	<b>Nil</b>
<b>4</b>	Balance cost to be incurred (based on estimated cost)	<b>Rs. 3.78 Cr.</b>
<b>5</b>	Cost Incurred on Additional/Extra Items as on 31st March 2017 not included in the Estimated Cost (Annexure A)	<b>Nil</b>

Yours Faithfully

**Vishal Shah, MRICS, CCP**  
M.S. (Building Construction), B.E (Civil)

Name of Quantity Surveyor



Signature of Quantity Surveyor

\*Note-

1. The scope of work to complete the entire real estate project as per drawings approved from time to time to obtain Occupation certificate/completion certificate, based on current rules and regulations.

2. N/A

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 specification are indicative and not exhaustive.

**Notes:**

1. These estimate / cost to complete is based on taxation prior to GST impact. Based on revised taxation, overall cost for the project may vary and shall be provided in due course upon revisions with individual vendor contractors
2. The above-mentioned project cost is including taxes, escalation, contingency as assessed by the Developer.
3. It is noted that above costs exclude all soft costs such as approval costs (including Labour Cess), developer's overheads, land and associated costs, consultant's costs, project finance costs, marketing and sales, administrative expenses, general development cost overheads.
4. Cost of podium, external development, landscape, club house has been considered as provided by Developer. Total common area cost is proportionately bifurcated as per saleable area given by Developer.
5. Please note that there would be time gap between SAP booking of Company accounts and physical work done at site, actual work done percentage would be higher compared to what is shown in current certificate.

**Annexure – A**

List of Extra/Additional Items executed with cost

Not Applicable currently