



VINAYAK CHOPDEKAR & ASSOCIATES

STRUCTURAL ENGINEERS & CONSULTANTS

104/A & 104/B, Tara Niwas, Baji Prabhu Deshpande Marg, Ghantali, Near Ganpati's Karkhana & Teen Petrol Pump, Thane (W) - 400 602. E-mail : vkchopdekar@yahoo.com /vkchopdekar@rediffmail.com

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing project and for withdrawal of Money from designated account- project wise)

Date: 31st July 2017

To,
M/s. Royal Urbanspace LLP,
Nanji Dayabhai Chawl, Near HDFC Bank,
VallabhBaug Lane, Ghatkopar (East),
Mumbai 400 077.

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of 02 No. building(s) / 0 Wing(s) (H1, H2) of the Project known as "Fennel-H" (MahaRERA Registration Number) situated on the Plot Bearing C.N. No./CTS No./ Survey No./ Final **Plot No. 183** Demarcated by its boundaries (latitude and longitude of the end Points) **185** to the North, **182** to the South **184** to the East **181** to the West of Division **Kalambhe** Taluka **Shahapur** District **Thane** PIN **421601** admeasuring 19000.00 sqmts of total plot area, out of that 365.478 sq.mts. plinth area, 1794.509 sq.mts. FSI being developed by M/s. Royale Urbanspace LLP.

Ref : MahaRERA Registration Number

I, Shri **Vinayak Chopdekar proprietor of M/s Vinayak Chopdekar & Associates**, have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA, being **02 no. building(s) / 0 Wing(s) (H1, H2)** of the Project known as "Fennel-H" (MahaRERA Registration Number) situated on the Plot Bearing C.N. No./CTS No./Survey No./ Final **Plot No. 183** Demarcated by its boundaries (latitude and longitude of the end Points) **185** to the North, **182** to the South **184** to the East **181** to the West of Division **Kalambhe** Taluka **Shahapur** District **Thane** PIN **421601** admeasuring 19000.00 sqmts of total plot area, out of that 365.478 sq.mts. plinth area, 1794.509 sq.mts. FSI being developed by M/s. Royale Urbanspace LLP.]

1. Following technical professionals are appointed by Owner/Promoter :—
 - (i) Shri. **Vinay Wadekar Partner** of M/s. TRIARCH DESIGN STUDIO, as L.S/ (Architect).
 - (ii) Shri. **Vinayak Chopdekar** of M/s. Vinayak Chopdekar & Associates as (Structural Consultant).
 - (iii) Shri **Mandar Padhye** of M/s Elcon Engineers as MEP Consultant.
 - (iv) Shri. **Suhas Madhav Meharunkar** as Quantity Surveyor.



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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 of calculations RE 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. Suhas Madhav Meharunkar Quantity Surveyor appointed by the 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.5,25,95,779.96/-** (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 Thane collector being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 18,16,539.49/-** (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 Thane collector (planning Authority) is estimated at **Rs. 5,07,79,240.51/-** (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 B below :



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Tel. : 2533 0060
Mobile : 9821185567

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TABLE A

Building 'H1'

SrNo	Particulars	<u>Building 'H1'</u> <u>Amount</u>
1	Total Estimated cost of the building/wing as on 31/07/2017 date of Registration is	Rs.1,53,23,024.44/-
2	Cost incurred as on 31/07/2017 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,53,23,024.44/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	---

TABLE A

Building 'H2'

Sr.No	Particulars	<u>Building 'H2'</u> <u>Amount</u>
1	Total Estimated cost of the building/wing as on 31/07/2017 date of Registration is	Rs.1,53,23,024.44/-
2	Cost incurred as on 31/07/2017 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.1,53,23,024.44/-
5	Cost Incurred on Additional /Extra Items as on ----- not included in the Estimated Cost (Annexure A)	---



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TABLE B
Building 'H1' & 'H2'

Sr.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/07/2017 date of Registration.	Rs.2,19,49,731.08/-
2	Cost incurred as on 31/07/2017 (based on the Estimated cost).	Rs.18,16,539.48/-
3	Work done in Percentage (as Percentage of the estimated cost).	8%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.2,01,33,191.63/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Nil

Yours Faithfully,
For VINAYAK CHOPDEKAR & ASSOCIATES.

(VINAYAK . K. CHOPDEKAR)
Structural Engineers
Licence No. : TMC/878/SE/1988.