

Jagdish Kadu

Reg. no-K/419/SS-I

FORM - 2

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 : 29.07.2017

To,

REALGEM BUILDTECH PRIVATE LIMITED (Name & Address of the Promoter)

**DB House, Gen. K. Vaidya Marg,
Goregaon (East), Mumbai - 63**

Bhishma Realty Ltd.,

**Sir Vithaldas Chambers, 16, Mumbai Samachar Marg,
Mumbai - 400 001.**

Subject : Certificate of Percentage of Completion of Construction Work of **Tower C, PPL, Captive parking of Tower C, Landscape, Clubhouse & Amenities** consisting of 1 No(s). of Building(s) / **Tower C Wing(s)** of the **Phase-II** of the Project [MahaRERA Registration Number _____] situated on the Plot Bearing C. N. No. / CTS No. / Survey No. / Final Plot No. **1043, Plot B** demarcated by its boundaries (latitude & longitude of the end points) **24.5M Sayani Road, F. P. No. 1029** to the North, **F. P. Nos. 1045, 1046 & 1047, Old Prabhadevi Road (Elphinstone Road)** to the South, **30.49 M Gokhale Road** South to the East and **F. P. Nos. 1050, 1051 & 1053** to the West of Division **Konkan**, Village **G-South**, Taluka **Ward-G South**, District **Mumbai City**, PIN **400025** admeasuring **8,832.93** sq.mts. area being developed by **Realgem Buildtech Private Limited** [Promoter's name]

Ref. : Maha RERA Registration Number _____

Sir,

I, Jagdish Kadu, have undertaken assignment of certifying Estimated Cost for the subject real estate project proposed to be registered under MahaRERA, being **Tower C, Captive parking of Tower C, Landscape, Clubhouse & Amenities** consisting of 1 No. of Building(s) / **Tower C Wing(s)** of the **Phase-II** of the Project situated on the Plot Bearing C. N. No. / CTS No. / Survey No. / Final Plot No. **1043, Plot B** of Division **Konkan**, Village **G-South**, Taluka **Ward-G South**, District **Mumbai City**, PIN **400025** admeasuring **8832.93** sq.mts. area being developed by **Realgem Buildtech Private Limited**.

- 1 Following technical professionals are appointed by Owner / Promoter :-
- (i) Shri Pradeep Harachkar as L. S. ;
 - (ii) M/s. SPACEAGE CONSULTANTS as L. S. with Municipal Authority ;
 - (iii) M/s. MAHIMTURA CONSULTANTS PRIVATE LIMITED as Structural Consultant;
 - (iv) M/s. PANKAJ DHARKAR & ASSOCIATES as MEP Consultant;
 - (v) M/s. JAGDISH KADU as Quantity Surveyor ;



JAGDISH KADU
Reg. No. - K/419/SS-1
Kandivali (E), Mumbai - 101

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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 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 and quantity for the entire work as calculated by **Jagdish Kadu**, 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 637 Crores** (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 **Municipal Corporation of Greater Mumbai (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. 85 Crores** (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 **Municipal Corporation of Greater Mumbai (MCGM)** (planning Authority) is estimated at **Rs 552 Crores** (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 annexed hereto.

Yours faithfully,



Signature of Engineer
(License Number : K/419/SS-1)
Name : MR. JAGDISH KADU

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Encl. : Annexure - 1 : Table A (Tower A), Table A (Tower B)
Annexure - 2 : Table B (Phase - I)
Annexure - A : N/A

FORM - 2

ANNEXURE 1 - TABLE A

(to be prepared separately for each Building / Wing of the Project)

BUILDING No. : TOWER C		Promoter	Co-Promoter	TOTAL
Sr. No.	Particulars	Amounts	Amounts	Amounts
1	Total Estimated cost of the building / wing as on 30th June 2017 date of Registration is 29.07.2017	234	241	475
2	Cost incurred as on 30th June 2017 (based on the Estimated cost)	10	75	85
3	Work done in Percentage (in %) (as percentage of the estimated cost)	4%	31%	18%
4	Balance Cost to be incurred (based on the Estimated cost)	224	166	390
5	Cost incurred on Additional / Extra Items as on 30th June 2017 not included in the Estimated cost (Annexure A)	0	0	0



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Kandivali (E), Mumbai - 101

FORM - 2

ANNEXURE 2 - TABLE B

PHASE 2 - TOWER C, Captive parking of Tower C, Landscape, Clubhouse & Amenities

Sr. No.	Particulars	Promoter	Co-Promoter	TOTAL
		Amounts (Rs in Cr.)	Amounts (Rs in Cr.)	Amounts (Rs in Cr.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th June 2017 date of Registration is 29.07.2017	162	0	162
2	Cost incurred as on 30th June 2017 (based on the Estimated cost)	0	0	0
3	Work done in Percentage (in %) (as percentage of the estimated cost)	0%	0%	0%
4	Balance Cost to be incurred (based on the Estimated cost)	162	0	162
5	Cost incurred on Additional / Extra Items as on 30th June 2017 not included in the Estimated cost (Annexure A)	Nil	Nil	Nil



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ANNEXURE A

(list of extra / additional items executed with cost which were not part of the original Estimate of Total Cost)

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