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C-409, Veena Santoor Chs. Ltd. Opp. MCA Ground, Saibaba Nagar Extn. Road, Borivali (W), Mumbai-400 092.

Ref No _____

Date _____

ENGINEER'S CERTIFICATE

Date: 30/06/2017

To,
N. ROSE DEVELOPERS PVT. LTD.
Heaven Plaza, 1st Floor,
Shantinagar, Dongari,
S. V. Road, Near Sammelan Hotel,
Dahisar (East),
Mumbai- 400 068

Sub.: Certificate of Cost Incurred for the Development of Sale Building No. 4 to be known as **"NORTHERN HEIGHT"** consisting of one building with two wings "C" & "D" in S. R. A. Scheme situated on the Plot bearing CTS. No. 1625(Pt), 1648(Pt), 1653(Pt), 1654(Pt), 1657(Pt) & 1663/B (Pt) of Village Dahisar, Shantinagar Zopadpatti, Dongari, Dahisar (East), Mumbai-400 068.

The property is demarcated by its boundaries by

To the North : 19°15'01.36" N - 72°51'52.26" E
To the South : 19°14'50.14" N - 72°51'53.90" E
To the East : 19°14'53.11" N - 72°51'53.90" E
To the West : 19°14'54.97" N - 72°51'49.55" E



of Division dahisar of Village Dahisar, Shantinagar, Zopadpatti, Dongari, Dahisar (East), Mumbai-400 068. **admeasuring 38312.90 sq.mts. Area being developed by M/s. N. ROSE DEVELOPERS PVT. LTD.**

Sir,

I, **Jayesh Rathod**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, of Sale Building No. 4 to be known as **"NORTHERN HEIGHT"** consisting of one building with Two wings "C" & "D" in S. R. A. Scheme

situated on the Plot bearing CTS No. 1625(Pt), 1648(Pt), 1653(Pt), 1654(Pt), 1657(Pt) & 1663/B (Pt) of Village Dahisar, Shantinagar Zopadpatti, Dongari, Dahisar (East), Mumbai-400 068. admeasuring **38312.90 sq.mts.**
Area being developed by M/s. N. ROSE DEVELOPERS PVT. LTD.

1. Following technical professionals are appointed by the Developer :-
 - (i) M/s. **SANTNOO RANE & ASSOCIATES** as a L.S. / Architect ;
 - (ii) M/s. **SURA & ASSOCIATES** as a Structural Consultant
 - (iii) M/s. **URJA CONSULTANT** as a MEP Consultant
 - (iv) M/s. **JAYESH RATHOD** as a Quantity Surveyor / Engineer
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(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 **Shri. Jayesh Rathod** quantity Surveyor (Engineer) appointed by **M/s. N. ROSE DEVELOPERS PVT. LTD.** and the assumption of the cost of material, labour and other inputs made by developer and the site inspection carried out by me.
3. The Total Estimated Cost of completion of the building(s) of the aforesaid project under reference is **Rs. 275,60,77,762/-** (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 SRA/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. 29,62,70,109/-** (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 SRA / MCGM (planning Authority) is estimated at **Rs. 245,98,07,653/-** (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

Total Estimated Cost of the Sale Building No. 4 "**NORTHERN HEIGHT**"
Wing "C" & "D"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on Dated. 30/06/17 date of Registration is	Rs. 216,76,32,901/-
2	Cost incurred as on Dated. 30/06/17 (based on the Estimated cost)	Rs. 24,07,60,263/-
3	Work done in Percentage (as Percentage of the estimated cost)	11.10 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 192,68,72,638/-
5	Cost Incurred on Additional /Extra Items as on Dated. 30/06/17 not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-



TABLE B

Total Estimated Cost of the Sale Building with Internal & External Infrastructure

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on Dated. 30/06/17 date of Registration is	Rs. 58,84,44,861/-
2	Cost incurred as on Dated. 30/06/17 (based on the Estimated cost)	Rs. 5,55,09,846/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 53,29,35,015/-
5	Cost Incurred on Additional / Extra Items as on Dated. 30/06/17 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully



Jayesh Rathod

(Licence No. **TDO/SITE SR/120**)



Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate / Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
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 specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(Which were not parts of the original Estimate of Total Cost)



A handwritten signature in dark ink, appearing to read "Jayesh Rathod", written over the right side of the circular stamp.