

MITESH R. GADA (B.E. CIVIL)

5TH FLOOR, SHAH TRADE CENTRE, RANI SATI MARG, NEAR W.E.H., MALAD (E), MUMBAI -400097

FORM-2 [See Regulation 3] ENGINEER'S CERTIFICATE

To,
M/s.Royal Realtors,
6th Floor, Shah Trade Centre,
Rani Sati Marg, Nr. W. Exp. Highway,
Malad (E), Mumbai- 400 097.

Date: 07.04.2022.

Subject: Certificate of Cost Incurred for Incurred upto March 2022 for Development of ROYAL PRISTO and ROYAL PARV having MahaRERA Registration No. P51800019529 situated on the Plot bearing CTS No. 712, 713, 714, 715,716, 717A, 717B, 717/1 TO 7 & 13, 718, 719, 719/1 TO 14, 720, 720/1 TO 2, 721, 721/ 1 TO 6, 722, 723,724, 724/1 1 TO 2 Village Malad (E), Vaishet Pada, Road No. 1, Malad (E), Mumbai: 400 097 being developed by M/s. Royal Realtors.

Sir,

1. I, Mitesh R. Gada have undertaken assignment of certifying Estimated Cost for ROYAL PRISTO and ROYAL PARV having MahaRERA Registration No. P51800019529being developed by **M/s. Royal Realtors**.
2. I have Re- estimated the cost of the Civil, MEP and Allied works, required for completion of the apartments and proportionate completion of internal & external work of the project as per specification mentioned in agreement of sale. Our estimate cost calculations are based on the drawing/plans made available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity for the entire work as calculated by Mr. Ashish Patil appointed by Developer, the assumption of the cost of material, labour and other inputs made by developer and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. I,revise Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.343.76 r against the cost at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale and the purpose of obtaining occupation certificate/ completion certificate for the buildingfrom the SRAbeing the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



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4. The Estimated Cost Incurred till 31.03.2022 is calculated at Rs.130.71cr. The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale, of the project is estimated at Rs. 213.05Cr.
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A And B below.

TABLE A

Project Name- **ROYAL PRISTO**, Building Name – **ROYAL PARV.**

Sr. No.	Particulars	Amount (in Rs.)
1.	Total revise Estimated Cost of the Building against the cost as on 15.01.2019 (date of Registration) is	123.40Cr
2.	Cost incurred as on date of 31.3.2022.	54.25 Cr
3.	Work done in Percentage (as percentage of the Estimated cost)	43%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	69.15 Cr
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost	--

TABLE B

Project Name- **ROYAL PRISTO**, Building Name – **ROYAL PARV.**

Sr. No.	Particulars	Amount (in Rs.)
1.	Total revise Estimated Cost of the internal and external development works including amenities and facilities in the layout against the cost as on 15.01.2019 date of Registration is	Same as Above
2.	Cost incurred as on date of 31.3.2022.	Same as Above
3.	Work done in Percentage (as percentage of the Estimated cost)	Same as Above
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Same as Above
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost	Same as Above



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TABLE A

Project Name- **ROYAL PRISTO**, Building Name – **ROYAL PRISTO**.

Sr. No.	Particulars	Amount (in Rs.)
1.	Total revise Estimated Cost of the Building against the cost as on 15.01.2019 (date of Registration) is	220.36Cr
2.	Cost incurred as on date of 31.3.2022.	76.46 Cr
3.	Work done in Percentage (as percentage of the Estimated cost)	34%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	143.9 Cr
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost	--

TABLE B

Project Name- **ROYAL PRISTO**, Building Name – **ROYAL PRISTO**.

Sr. No.	Particulars	Amount (in Rs.)
1.	Total revise Estimated Cost of the internal and external development works including amenities and facilities in the layout against the cost as on 15.01.2019 date of Registration is	Same as Above
2.	Cost incurred as on date of 31.3.2022.	Same as Above
3.	Work done in Percentage (as percentage of the Estimated cost)	Same as Above
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Same as Above
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost	Same as Above

Yours Faithfully


Mitesh R. Gada
(B.E. Civil)



Agree And Accepted by:


Mr. Himmat G. Kachhara
M/s. Royal Realtors,
Partner



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Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
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. (**) Balance cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quality required/escalation of cost etc. As this is as 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/qualification. Example: Any deviations in input materials used from specifications in agreement of sale.

Table C

List of Extra / Additional/ Deleted Items considered in Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional/ Deleted Items	Amount (In Rs.)
1.		
2.		

