



S. V. PATEL & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTER,
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
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FORM-2

REF No.: 1345/168/2019

Date: 09.08.2019

To,
M/s. RSM DESIGNERS,
1003, 10TH Floor Casablanca,
Plot no.45, Sector -11,
Opp Railway Station,
C.B.D. Belapur.
Navi Mumbai-400 614.

Subject: Certificate of Cost Incurred for Development for Construction of 5 Wing of the project UNIMONT IMPERIA (MahaRERA Registration Number) situated on the CTS NO.3531,3528 & 3530/2, demarcated by its boundaries Old Mumbai Pune Highway ,to the North,Adj.CTS.NO-3522 to the South, Adj. CTS NO.3518 to the East,& 12 MT.WIDE D.P. Road to the West, of Division -Konkan, Village-Varosa, Taluka -Khalapur, District-Raigad, PIN-410 203, admeasuring 13568.00 sq.mts. area along with Recreational open spaced admeasuring 1378.00 sq.mts, are being developed by M/s. M/s. RSM DESIGNERS THROUGH PARTNER MAHENDRA .G.RATHOR AND OTHER ONE.

Ref: MahaRERA Registration Number _____

Sir,
I, Surendra V. Patel, proprietor of S.V. Patel & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 5 Wing of the project UNIMONT IMPERIA (MahaRERA Registration Number) situated on the CTS NO.3531,3528 & 3530/2, demarcated by its boundaries Old Mumbai Pune Highway ,to the North,Adj.CTS.NO-3522 to the South, Adj. CTS NO.3518 to the East,& 12 MT.WIDE D.P. Road to the West, of Division -Konkan, Village-Varosa, Taluka -Khalapur, District-Raigad, PIN-410 203, admeasuring 13568.00 sq.mts. area along with Recreational open spaced admeasuring 1378.00 sq.mts, are being developed by M/s. M/s. RSM DESIGNERS THROUGH PARTNER MAHENDRA .G.RATHOR AND OTHER ONE

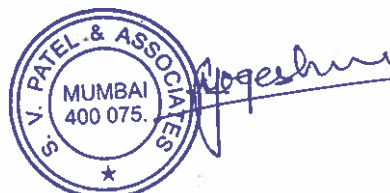
1. Following technical professionals are appointed by Owner / Promoter:—

- M/s. Destination Architecture Interior Designs as L.S. / Architect
- M/s. S.V. Patel & Associates as Structural Consultant
- M/s. NA as MEP Consultant
- Shri Yogesh Choudhary as 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(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 Yogesh Choudhary, Quantity Surveyor appointed by 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. 69,47,66,500/- (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 Khopoli Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 0.00/- (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 Khopoli Municipal Corporation (planning Authority) is estimated at Rs. 69,47,66,500/- (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
Wing A

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 31/07/2019	Rs. 24,87,28,000/-
2	Cost incurred as on 31/07/2019 (based on the Estimated cost)	Rs.0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 24,87,28,000/-
5	Cost Incurred on Additional /Extra Items as on 31/07/2019 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A
Wing B

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 31/07/2019	Rs.10,26,00,000/-
2	Cost incurred as on 31/07/2019 (based on the Estimated cost)	Rs.0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,26,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31/07/2019 not included in the Estimated Cost (Annexure A)	Rs. NIL



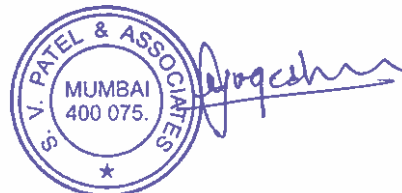


TABLE A
Wing C

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 31/07/2019	Rs. 12,32,32,000/-
2	Cost incurred as on 31/07/2019 (based on the Estimated cost)	Rs.0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.12,32,32,000/-
5	Cost Incurred on Additional /Extra Items as on 31/07/2019 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A
Wing D

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 31/07/2019	Rs. 6,70,56,000/-
2	Cost incurred as on 31/07/2019 (based on the Estimated cost)	Rs.0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,70,56,000/-
5	Cost Incurred on Additional /Extra Items as on 31/07/2019 not included in the Estimated Cost (Annexure A)	Rs. NIL





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TABLE A
Wing E

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 31/07/2019	Rs. 13,20,96,000/-
2	Cost incurred as on 31/07/2019 (based on the Estimated cost)	Rs.0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,20,96,000/-
5	Cost Incurred on Additional /Extra Items as on 31/07/2019 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration Is 31/07/19	Rs. 2,10,54,500/-
2	Cost incurred as on 31/07/19 (based on the Estimated cost).	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost).	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 2,10,54,500/-
5	Cost Incurred on Additional /Extra Items as on 31/07/19 not included in the Estimated Cost (Annexure A).	NIL



Yours Faithfully,

[Signature]
FOR S.V.PATEL & ASSOCIATES