

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: 11th July 2017.

To
K. Raheja Pvt. Ltd.
Plot No. C-30 , Block – 'G', Opp. SIDBI,
Bandra Kurla Complex, Bandra (E),
Mumbai- 400 0 51.

Subject: Certificate of Cost Incurred for Development of **ARTESIA** for Construction of **1** building(s)/ **N/A** Wing(s) of the **1st** Phase (MahaRERA Registration Number **been Applied for**) situated on the Plot bearing C.S. No. 2/1629, Plot no. 249 & 249A of Worli Scheme No. 52, Lower Parel Division, G/S Ward, Mumbai. demarcated by its boundaries (North – West: Latitude - N19°00'30.45009", Longitude -E72°49'16.47662" ; North – East: Latitude - N19°00'30.39615", Longitude - E72°49'21.94982"; South – East: Latitude - N19°00'27.50795", Longitude - E72°49'21.91837"; South – West: Latitude - N19°00'27.56189", Longitude - E72°49'16.44519"); 18.3Mt wide Natavarya Baburao Pendharkar Road to the North; C.S. No. 1545 to the South; C.S. No. 6 / 1629 to the East; C.S. No. 1 / 1629, 1A / 1629 to the West of Division Lower Parel, Mumbai admeasuring 14,638.91 sqmt. area being developed by M/s K. Raheja Pvt. Ltd.

Ref: MahaRERA Registration Number **been Applied For**

Sir,

I/ We **Mohit Adelkar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **1** Building(s)/ **N/A** Wing(s) of the **1st** Phase situated on the plot bearing bearing C.S. No. 2/1629, Plot no. 249 & 249A of Worli Scheme No. 52, Lower Parel Division, G/S Ward, Mumbai admeasuring 14,638.91 sqmt. area being developed by M/s K. Raheja Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Smt **Kasturi Pewekar** as L.S. / Architect ;
 - (ii) M/s **Sterling Engineering Consultancy Services Private Limited** as Structural Consultant
 - (iii) M/s **AECOM India Private Limited** as MEP Consultant
 - (iv) Shri **Jayaprakash Nagavelly** 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 Shri

Jayaprakash Nagavelly 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. 938,61,23,085/- (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** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till 31st March 2017 is calculated at Rs 208,53,35,147 /- (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** (planning Authority) is estimated at Rs 730,07,87,938 /- (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

Building Number 1 or called Phase 1 of the Project ARTESIA

(To be prepared separately for each Building /Wing of the Real Estate Project)

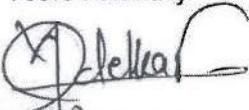
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 11 th July 2017 date of Registration is	₹ 839,95,17,397/-
2.	Cost incurred as on 31 March 2017 (based on the Estimated cost)	₹ 208,53,35,147/-
3.	Work done in Percentage (as Percentage of the estimated cost)	25%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 631,41,82,250/-
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 11 th July 2017	₹ 98,66,05,688/-
2.	Cost incurred as on 31 March 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)	₹ 98,66,05,688/-
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully



Mr. Mohit Adelka
Signature of Engineer
(License No. A/179/SS-1)

* 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 part of the original
Estimate of Total Cost)