

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date :22nd July 2017

To ,
Xrbia Developers Limited ,
1stFloor ,Mantri House , 929,
F.C. Road , Pune 411004

Subject : Certificate of Cost Incurred for Development of Xrbia Vangani - Ph 1 for construction of 16 building(s) of the project situated on the Plot bearing Bearing S.NO 10/1,18/2,18/4,19/3,19/1B,23/1,23/2,23/4,24/14(OLD S.NO.116/5+9/2),24/17(OLD S.NO.116/5+9/5),19/4 of Village Khadyachapada (Pashane), Taluka-Karjat, District-Raigad demarcated by its boundaries (latitude and longitude of the end points) lalitude : 19° 6'3.30"N / longitude : 73°20'12.15"E to the North, latitude : 19° 5'48.21"N / longitude : 73°20'17.78"E to the South ,latitude : 19° 5'56.50"N / longitude : 73°20'18.73"E to the East ,latitude : 19° 5'52.73"N / longitude : 73°20'11.90"E to the West of Division Konkan ,of Village Khadyachapada (Pashane), Taluka-Karjat, District-Raigad PIN 410201 total land admeasuring 76560sq.mts.&apportionable to Phase 1(Consisting of Building No A4,B1,B2,B3,C1,C2,C3,C4,C5,C6,D1,D2,D3,D4,E1,E2 = 16 Building)being 50623.92 sqmts. area being developed by M/s Xrbia Developers Limited.

Sir, I Shri Dipak Jadhav have undertaken assignment of certifying Estimated Cost of the Subject Real Estate Project proposed to be registered under MahaRera , being 16 Building(s) of the project Xrbia Vangani - Ph 1, situated on the plot bearing S.NO 10/1,18/2,18/4,19/3,19/1B,23/1,23/2,23/4,24/14(OLD S.NO.116/5+9/2),24/17(OLD S.NO.116/5+9/5),19/4 of Village Khadyachapada (Pashane), Taluka-Karjat, District-Raigad PIN 410201 total land admeasuring 76560sq.mts.&apportionable to Phase 1 (Consisting of Building No A4,B1,B2,B3,C1,C2,C3,C4,C5,C6,D1,D2,D3,D4,E1,E2 = 16 Building)being 50623.92 sqmts. area being developed by M/s Xrbia Developers Limited.

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

- (i) Shri Swaminath Swami as L.S. / Architect ;
- (ii) Epicons Consultants Pvt. Ltd as Structural Consultant
- (iii) Rambola (Mr Mayur Mehta) as Structural Consultant
- (iv) Descon (Mr. Chetan Trivedi) as Structural Consultant
- (v) Shri Deepak Kumar Singh as MEP Consultant
- (vi) Shri Vikas Mahindrakaras 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 **ShriVikasMahindrakar** 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 **Rs1,47,22,50,564/-** (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 **Town Planning Department / District Collector** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 20,28,30,481/-** (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 **Town Planning Department/ District Collector**(planning Authority) is estimated at **Rs. 1,26,94,20,082/-** (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 :

A handwritten signature in black ink, appearing to read 'A. S. B. W.', is written over a horizontal line.

TABLE A
Building /Wing bearing Number _____ or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Building															TOTAL	
		C1	C2	C6	D1	D2	D3	D4	E1	A4	B1	C3	C4	C5	E2	B2		B3
		Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs	Amount Rs		Amount Rs
1	Total Estimated cost of the building/wing as on 22nd July 2017 date of Registration is	79,211,661	79,211,661	77,807,387	75,379,835	75,379,835	95,105,449	95,105,449	92,323,321	77,807,387	86,232,120	79,211,661	77,807,387	75,379,835	95,105,449	77,807,387	77,807,387	1,316,683,208
2	Cost Incurred as on 22nd July 2017 (based on the Estimated cost)	18,218,682	18,218,682	17,895,699	26,910,601	26,910,601	14,265,817	14,265,817	13,848,498	2,723,259	9,485,533	5,544,816	8,558,813	8,291,782	6,657,381	3,501,332	3,501,332	198,798,646
3	Work done in Percentage (as Percentage of the estimated cost)	23%	23%	23%	36%	36%	15%	15%	15%	4%	11%	7%	11%	11%	7%	5%	5%	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	60,992,979	60,992,979	59,911,688	48,469,234	48,469,234	80,839,631	80,839,631	78,474,822	75,084,128	76,746,587	73,666,845	69,348,574	67,088,053	88,448,067	74,306,054	74,306,054	1,117,884,562
5	Cost Incurred on Additional/Extra Items as on 22nd July 2017 not included in the Estimated Cost (Annexure A)																	

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TABLE B

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

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 22nd July 2017 date of Registration is	15,55,67,356
2	Cost incurred as on 22nd July 2017 (based on the Estimated cost)	40,31,835
3	Work done in Percentage (as Percentage of the estimated cost)	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,15,35,521
5	Cost Incurred on Additional /Extra Items as on 22nd July 2017 not included in the Estimated Cost (Annexure A)	

Yours Faithfully

DipakJadhav

Signature of Engineer

* 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.

4. 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)