



DONGRE PROJECT MANAGEMENT CONSULTANTS PVT. LTD.

■ PROJECT MANAGERS

■ QUANTITY SURVEYORS

■ MEP CONSULTANTS

Ph. +91 (0)265 2980133 / 34

Email : baroda@dongrepmc.com

website : www.dongrepmc.com

401, Imperial Heights, Akshar Chowk, Off. O.P. Road, Vadodara- 390020.

Branch office : Mumbai

FORM - 2 ENGINEER'S CERTIFICATE

Date: - June 30, 2017

To,
The Director
Shree Ram Urban Infrastructure Ltd.
Shree Ram Mills Premises,
Ganpatrao Kadam Marg,
Lower Parel,
Mumbai- 400 013

Subject: - Certificate of Cost Incurred for Development of Palais Royale for Construction of building (MahaRERA Registration Number- Proposed to be registered under MahaRERA) situated on the Plot bearing CTS No.288 (part) , 289 (part), 1/1540 (part), 2/1540 (part), 3/1540 (part) Plot Nos. 5B+6 demarcated by its boundaries (latitude N19°00'02.41254" and longitude E72°49'06.60810" to the North, latitude N18°59'55.13369" and longitude E72°49'15.05127" to the South, latitude N18°59'58.53976" and longitude E72°49'18.53507" to the East, latitude N19°00'01.08249" and longitude E72°49'05.84148" to the West of the end points) of Division Lower Parel, village-G South Bewaji Sigalpada, taluka- Mumbai, District- Mumbai City, Pin- 400 013 admeasuring 28,409.57 sq. mts. area being developed by Shree Ram Urban Infrastructure Limited in the first phase on the plot admeasuring 6,700 sq. mts.

Ref: Maha RERA registration Number: - Proposed to be registered under Maha RERA



CIN : U74200GJ2013PTC075040

Mumbai : Flat No. 2, Chandra Nivas, B/h. Police Lane, Off. Sahar Road, Andheri East, Mumbai-400 069

Tel. : +91-(0) 022 26827173 Email : mumbai@dongrepmc.com

Reg. Off : 22, Vitthal Society, B/h. Jayratna Building, R. V. Desai Road, Navapura, Vadodara - 390 001.

Dear Sir,

We Dongre Project Management Consultants Private Limited have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered under Maha RERA, Being Palais Royale Building situated on the plot bearing CTS No. 288 (part), 289 (part), 1/1540 (part), 2/1540 (part), 3/1540 (part) Plot nos. 5B+6 of Division- Lower Parel, village- G South Bewaji Sigalpada, taluka -Mumbai, District-Mumbai, Pin-400 013 admeasuring 28,409.57 sq. mts. area being developed by Shree Ram Urban Infrastructure Ltd. in the first phase on the plot admeasuring 6,700 sq. mts.

1. Following technical professional are appointed for project :-

- (i) M/s. Talati & Panthaky Associated Pvt. Ltd. as Architect
- (ii) M/s. Sterling Engineering Consultancy Services Pvt. Ltd. as structural Consultant
- (iii) M/s. Pankaj Dharkar & Associates as MEP consultants
- (iv) M/s. Raghuveer Urban Constructions Company Pvt. Ltd. as contractor
- (v) M/s. Dongre Project Management Consultants Private Limited as Quantity Surveyor*
/Engineer

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 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 Dongre Project Management Consultants Private Limited quantity Surveyor* appointed by Developer, and for MEP compiled as submitted by M/s. SEW Engineering (India) Pvt. Ltd. and M/s Pankaj Dharkar & Associates 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 of the aforesaid project under reference as Rs. 1,823 Crores. 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 from the BMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 1,217 Crores as certified by Chartered Accountant of Company. 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 of the subject project to obtain Occupation Certificate / Completion Certificate from BMC (planning Authority) is estimated at Rs. 606 Crores.
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 below :

TABLE

Building:-Palais Royale

Sr. No.	Particulars	Amount (in Crores)
1.	Total Estimated cost of the building (Civil, MEP and Allied works) as on June 23, 2017	Rs. 1,823
2.	Cost incurred as on June 23, 2017 (based on the Estimated cost)	Rs. 1,217
3.	Work done in Percentage (as Percentage of the estimated cost)	66.76%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 606

Yours Faithfully

For Dongre Project Management Consultants Private Limited.


A. B. Dongre
Managing Director
(Licence No D/122/SSI)



***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 estimate 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.

