



FORM-2
ENGINEER'S CERTIFICATE

Date: 16/08/2017

To,
M/s. Raajdeep Builders & Developers,
123, Kika Street,
Mumbai – 400004.

Subject : - Certificate of Cost Incurred for Development of **Raajdeep Arcade** for Construction of One building of the (MahaRERA Registration Number) situated on the Plot bearing C.S. No.452 of Girgaum Division situated at 68, Khadilkar Road, Mumbai – 400004, demarcated by its boundaries (latitude and longitude of the end points) C. S. No.1/460 to the North, Khadilkar Road to the South, C.S. No.453 to the East, C.S. No.451 to the West of Girgaon Division, Mumbai PIN – 400004, admeasuring 612.88 Sq.mts. area being developed by M/s. Raajdeep Builders & Developers.

Ref. : - Maha RERA Registration Number _____

Sir,

I Vidyadhar J. Joshi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Raajdeep Arcade Building situated on the Plot bearing C.S. No.452 of Girgaum Division situated at 68, Khadilkar Road, Mumbai – 400004, demarcated by its boundaries (latitude and longitude of the end points) C. S. No.1/460 to the North, Khadilkar Road to the South, C.S. No.453 to the East, C.S. No.451 to the West of Girgaon Division, Mumbai PIN – 400004, admeasuring 612.88 Sq.mts. area being developed by M/s. Raajdeep Builders & Developers.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s. Neerav Chudawala as Licensed Surveyor.
 - (ii) M/s. V. J. Joshi & Associates as Structural Consultant
 - (iii) M/s as MEP Consultant



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
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.21,76,11,830/- (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.11,38,99,747/- (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 (planning Authority) is estimated at Rs.10,37,12,083/- (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 Raajdeep Arcade.

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

**TABLE – B**

Sr.No.	Particulars	Amounts
1)	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16/08/2017 date of Registration is	Rs.21,76,11,830/-
2)	Cost incurred as on 16/08/2017 (based on the Estimated cost)	Rs.11,38,99,747/-
3)	Work done in Percentage (as Percentage of the estimated cost)	52.34 %
4)	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.10,37,12,083/-
5)	Cost Incurred on Additional /Extra Items as on 16/08/2017 not included in the Estimated Cost (Annexure A)	NIL

Thanking You,

Yours Faithfully,

V. J. JOSHI

FOR V. J. JOSHI & ASSOCIATES
CONSULTING STRUCTURAL ENGINEER
CHARTERED ENGINEER
STR/J/11, M30697



V. J. JOSHI
For V. J. Joshi & Associates
Chartered Engineer
STR/J/11, M30697