

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 25/07/2017

To

The

Sumer Radius Realty Pvt. Ltd.

220, Commerce House, 140 N M Road, Fort, Mumbai 400023.

Subject: Certificate of Cost Incurred for Development of Avenue 54 for Construction of Six building(s)/ Wing(s) of the **Phase 1** (MahaRERA Registration Number **NA**) situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no **CTS No. 401, 402, 415 to 438**, demarcated by its boundaries (latitude and longitude of the end points) **CTS 374 & 375** to the North, **St Therasas Convent High School** to the South, **18.30 Hasanabad Road** to the East, **27.45 mtr wid S V Road** to the West of Division **Konkan** village **Bandra** taluka **Andheri** District **Mumbai Suburban** PIN **400054** admeasuring **19339.24** sq.mts. area being developed by **Sumer Radius Realty Pvt. Ltd.**

Ref: MahaRERA Registration Number **NA**

Sir,

I/ We **Vinayak Mistry** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Six Building(s)/Wing(s)** of the **Phase 1** situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no **CTS No. 401, 402, 415 to 438** of Division **Konkan** village **Bandra** taluka **Andheri** District **Mumbai Suburban** PIN **400054** admeasuring **19339.24** sq.mts. area being developed by **Sumer Radius Realty Pvt. Ltd.**

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

- (i) M/s/Shri/Smt **Access Design Studio** as Architect
- (ii) M/s /Shri / Smt **Mahimtura Consultants Pvt Ltd** as Structural Consultant
- (iii) M/s /Shri / Smt **S.N.Joshi Consultants Pvt Ltd** as MEP Consultant
- (iv) M/s /Shri / Smt **Tulsidas Naik** as Quantity Surveyor *
- (v) M/s /Shri /Smt **Ellora Project Consultants Pvt. Ltd.** Architect / L.S.

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

Tulsidas Naik 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. 1338.82 Cr. (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 **SRA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 24.57 Cr. (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 **SRA** (planning Authority) is estimated at Rs. 1314.25 Cr. (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 :

Yours faithfully

V.C. Mistry

Vinayak Mistry
B.E. Civil



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ANNEXURE 1 - TABLE A
Avenue 54

Sr. No.	Particulars	PHASE-I					Rs. In Crs Tower 4
		Tower 1A	Tower 1B	Tower 1C	Tower 2	Tower 3	
1	Total Estimated cost of the building / wing as on 30th June 2017 date of Registration is	88.01	204.96	172.94	279.35	279.35	194.27
2	Cost incurred as on 30th June 2017 (based on the Estimated cost)	1.77	4.13	3.49	5.63	5.63	3.92
3	Work done in Percentage (in %) (as percentage of the estimated cost)	2.01	2.02	2.02	2.02	2.02	2.02
4	Balance Cost to be incurred (based on the Estimated cost)	86.24	200.83	169.45	273.72	273.72	190.35
5	Cost incurred on Additional / Extra Items as on 30th June 2017 not included in the Estimated cost	-	-	-	-	-	-



FORM - 2**ANNEXURE 2 - TABLE B****Project Avenue 54****PHASE-I**

Sr. No.	Particulars	Amount (in Cr)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th June 2017 date of Registration is	119.94
2	Cost incurred as on 30th June 2017 (based on the Estimated cost)	-
3	Work done in Percentage (in %) (as percentage of the estimated cost)	
4	Balance Cost to be incurred (based on the Estimated cost)	119.94
5	Cost incurred on Additional / Extra Items as on 30th June 2017 not included in the Estimated cost	-

