

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: 29-07-2017

To,
The Richa Housing Projects Pvt Ltd
101, 1st floor, kshitijbldg,
ShivsenaBhavan path,
Dadar west, Mumbai 400028.

Subject: Certificate of Cost Incurred for Development of PARK MIST PROJECT for Construction of building(s) Wing A & B of the (MahaRERA Registration Number)situated on the Plot bearing F.P. No 144 of T.P.S IV MahimDiv, Fernandez Wadi, dadar, Mumbai. PIN 400 028demarcated by its boundaries (latitude and longitude of the end points)) GP1-19°1' 21.127" N LATITUDE & 72°50' 23.117" E LONGITUDE to the North GP3-19°1' 19.694"N LATITUDE & 72°50'22.586"E LONGITUDE to the South , GP2-19°1'20.962"N LATITUDE & 72°50'24.202"E LONGITUDE to the East , GP4-19°1'19.655"N LATITUDE & 72°50'21.943"E LONGITUDE to the West ofDivision admeasuring 1925.59 sq.mts. Area being developed by Richa Housing Projects Pvt Ltd. 400 028. [Promoter] Ref: MahaRERA Registration Number _____
Sir,

I **Mr. Abhijit V. Phatarpekar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Wing A & B of the _(MahaRERA Registration Number)situated on the Plot bearing F.P. No 144 of T.P.S IV MahimDiv, Fernandez Wadi, dadar, Mumbai. PIN 400 028admeasuring 1925.59sq.mts. area Known as Park Mist being developed by Richa Housing Projects Pvt Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Aakar Architects & consultant as L.S. / Architect ;
 - (ii) M/s Gokani Consultants as Structural Consultant
 - (iii) S.N.Joshi consultants Pvt.Ltd as MEP Consultant.
 - (iv) Sohail Rizvi Design Architect 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 Sohail Rizvi Design architect (SRDA) 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. 70,89,23,178**(Total of Table A,B,C and D). 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. **7,10,05,557**(Total of Table A,B,C and D). 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. **63,79,17,621**(Total of Table A,B,C and D).
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 :

ABHIJIT.V.PHATARPEKAR
(B.E. CIVIL), CHARTERED ENGINEER.

201, KALPANA APARTMENT, GODAVARI MHATRE ROAD ,DAHISAR (WEST), MUMBAI 400068 .
TEL 9321897974 MAIL: phabhi14@gmail.com

TABLE A

Building /Wing A, Parking Tower (G.L-23RD FLOOR) + SALE (23rd - 40th Floor)

(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 _____ date of Registration is	Rs. 36,01,74,826/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs._ 54,458,136/-
3	Work done in Percentage (as Percentage of the estimated cost)	8 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 306,616,690 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

**Wing - A, Proposed
sale (40th- 56th
floor)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 171,803,110 /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs._ 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.. 171,803,110 /-
5	Cost Incurred on Additional /Extra Items	

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as on _____ not included in
the Estimated Cost (Annexure A)
(Based on Estimated Cost)

5 Cost Incurred on Additional /Extra Items Rs. _____ /-
as on _____ not included in
the Estimated Cost (Annexure A)

Wing-B, Rehab (G.I- 23rd floor)

Total estimaed cost	109,560,055
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Cost incurred as on	16,547,421
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Work done in %	5%
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Balance cost to be incurred	93,012,634
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Common Cost of construction

Total estimaed cost	66,485,187
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Cost incurred	-
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Work done in %	0%
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Balance cost to be incurred	66,485,187
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Thanking You

Abhijit. V. Phatarpekar

Chartered Engineer

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*** 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)