

FORM-2

ENGINEER'S CERTIFICATE

To
M/s. R.R.D Heights & Builders Pvt. Ltd.
1, Neelkanth Nagar, B.P.S. Cross Road,
Opp. Bank of India, Mulund (W),
Mumbai - 400 080

Date : 30-7-2017

Subject: Certificate of Cost Incurred for Development of **Sale Building(The Elite) and Rehab Buildings B1 to B9**, for Construction of project situated on the Plot bearing **CTS No. 555 (pt)** of village Mulund (W), demarcated by its boundaries (latitude and longitude of the end points) 19°9'56.23"N 72°56'40.37"E to the North 19°9'54.98"N 72°56'40.05"E to the South 19°9'54.81"N 72°56'42.55"E to the East 19°9'55.44"N 72°56'39.06"E to the West village Mulund (W), Taluka Kurla District Mumbai Suburban Pin 400080 Admeasuring 16111.01 sq.mt. area being developed by **M/s. R.R.D. Heights & Builders Pvt. Ltd.**

Sir,

We **M/s. Advance Creative Design Consultancy** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being one Building one wing situated on the Plot bearing **CTS No. No. 555 (pt)** of village Mulund (W) at taluka Kurla District Mumbai Suburban Pin 400080 admeasuring 16111.01 sq.mts. area being developed by **M/s. R.R.D. Heights & Builders Pvt. Ltd.**

- Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri. Ketan Musale of M/s. Dot Architects as L.S. / Architect;
 - (ii) Shri. Sandeep D. Pingle of M/s. Advance Creative Design Consultancy as Structural Consultant
 - (iii) Smt. Bhagyashri Varma of M/s. Noesis Service Consultants as MEP Consultant
 - (iv) M/s. Advance Creative Design Consultancy as Quantity Surveyor *
- 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 Mr. Rajendra Paranjpe quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building of the aforesaid project (**Sale Building and Rehab Buildings B1 to B9**) under reference as **Rs 265,72,45,766** (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 from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date is calculated for (**Sale Building and Rehab buildings B1 to B9**) at **Rs. 110,00,00,000** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.



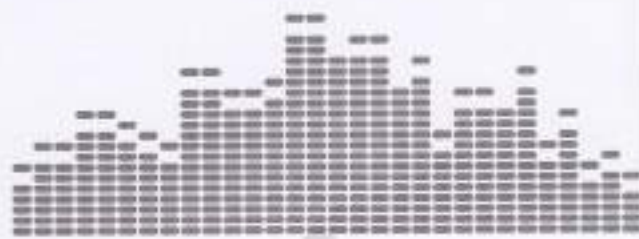
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project (**Sale Building and Rehab Buildings B1 to B9**) to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at **Rs. 155,72,45,766** (Total of Table 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 (Sale Building The Elite)
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	148,65,17,134
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	61,38,77,919
3	Work done in Percentage (as Percentage of the estimated cost)	41.30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	87,26,39,215
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A) Cost of Proposed 43 rd Floor	3,70,00,000

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	53,90,38,216
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	2,87,23,010
3	Work done in Percentage (as Percentage of the estimated cost)	5.30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	51,03,15,206
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A) Cost of Proposed 43 rd Floor	12,00,000

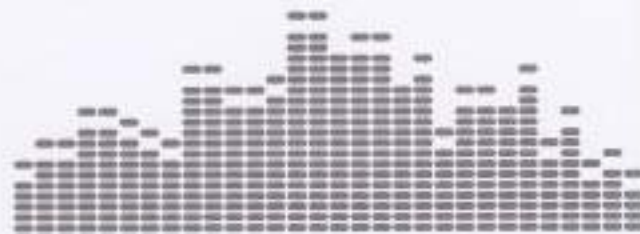


(Rehab Building No. B1)**TABLE A****(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	8,58,00,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	8,58,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	63,50,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	52,70,500
3	Work done in Percentage (as Percentage of the estimated cost)	83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,79,500
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

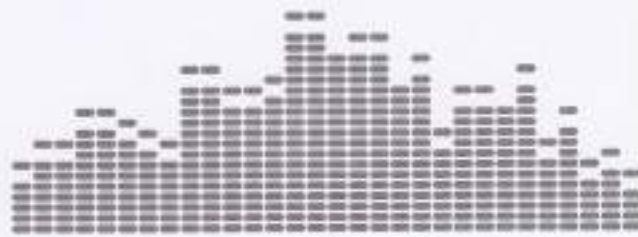


Rehab Building No. B2**TABLE A****(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	9,01,00,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	9,01,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	63,50,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	52,70,500
3	Work done in Percentage (as Percentage of the estimated cost)	83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,79,500
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil



Rehab Building No. B3

TABLE A
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	10,57,59,183
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	4,21,49,144
3	Work done in Percentage (as Percentage of the estimated cost)	39.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,36,10,039
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	1,20,21,025
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	61,59,658
3	Work done in Percentage (as Percentage of the estimated cost)	51.20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	58,61,367
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil



Rehab Building No. B4**TABLE A****(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	10,57,59,183
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	3,46,22,511
3	Work done in Percentage (as Percentage of the estimated cost)	32.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,11,36,672
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	1,20,21,025
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	61,59,658
3	Work done in Percentage (as Percentage of the estimated cost)	51.20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	58,61,367
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil



Rehab Building No. B5**TABLE A****(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	8,64,00,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	8,64,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	60,70,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	50,38,100
3	Work done in Percentage (as Percentage of the estimated cost)	83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,31,900
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil



Rehab Building No. B6**TABLE A****(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	8,52,00,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	8,52,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	63,00,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	52,29,000
3	Work done in Percentage (as Percentage of the estimated cost)	83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,71,000
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil



Rehab Building No. B7**TABLE A****(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	75,46,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	75,46,000
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	10,78,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,78,000
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil



Rehab Building No. B8**TABLE A****(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	29,19,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	29,19,000
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	4,17,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,17,000
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil



Rehab Building No. B9**TABLE A****(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30 th June 2017 date of Registration is	1,01,50,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,01,50,000
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works (Infra Works) including amenities and Facilities in the layout as on 30 th June 2017	14,50,000
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,50,000
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours faithfully

For **Advance Creative Design Consultancy**

Mr. Rajendra Paranjpe
 (Licence No. STR/P/174)


*** 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)

Cost of Proposed 43rd Floor will be = **3.82 Cr.**

For ADVANE CREATIVE
Design Consultancy

Rajendra Paranjpe
MCGM/STR/P/174

