

Rajesh Tailor

B. E. Civil

702, Rachna CHSL, Murine Street, Off M. G. Road, Kandivali (West), Mumbai 400 067

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 31st July 2017

To

ANURADHA REAL ESTATE DEVELOPERS PVT LTD.

1069, NEAR BALAJI SCHOOL,
VILLAGE MALAD WEST,
BEHIND EVERSHIN MALL,
MUMBAI – 400064.

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building - Wings of the First Phase of the Project Royal Accord [] situated on the Plot bearing CTS No.1069A/2A/1, 1069A/2A/2 & 1069A/2/C demarcated by its boundaries (latitude and longitude of the end points) latitude 19°10'35.7"N and longitude 72°50'07.5"E to the North, latitude 19°10'33.7"N and longitude 72°50'07.6"E to the South, latitude 19°10'36.1"N and longitude 72°50'09.5"E to the East, latitude 19°10'34.8"N and longitude 72°50'05.8"E to the West of village Malad South Taluka Borivali District Mumbai Suburban PIN 400 064 admeasuring 4337.20 sq.mts. area being developed by **ANURADHA REAL ESTATE DEVELOPERS PVT LTD**

Ref: MahaRERA Registration Number _____

Sir,

I **MR. RAJESH TAILOR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being of One No. of Buildings - Wings of the First Phase of the Project Royal Accord [] situated on the Plot bearing CTS No.1069A/2A/1 & 1069A/2A/2 & 1069A/2/C demarcated by its boundaries (latitude and longitude of the end points) latitude 19°10'35.7"N and longitude 72°50'07.5"E to the North, latitude 19°10'33.7"N and longitude 72°50'07.6"E to the South, latitude 19°10'36.1"N and longitude 72°50'09.5"E to the East, latitude 19°10'34.8"N and longitude 72°50'05.8"E to the West of village Malad South Taluka Borivali District Mumbai Suburban PIN 400 064 admeasuring 4337.20 sq.mts. area being developed by **ANURADHA REAL ESTATE DEVELOPERS PVT LTD.**

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

- (i) MR. **RAVI GOHIL** as Architect;
- (ii) MR. **RAJESH TAILOR** as Structural Consultant
- (iii) MR. /M/s. **BLITZCON MEP CONSULTANT** as MEP Consultant
- (iv) MR. **NIKUNJ PATEL** 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

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by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Nikunj Patel 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.1,46,40,00,000/- (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.20,23,61,335/- (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 MCGM (planning Authority) is estimated at Rs.1,26,16,38,665/- (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

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on date of Registration is	<u>Rs.1,46,40,00,000/-</u>
2.	Cost incurred as on Date <u>31st July 2017</u> (based on the Estimated cost)	<u>Rs.20,23,61,335/-</u>
3.	Work done in Percentage (as Percentage of the estimated cost)	<u>13.82%</u>
4.	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.1,26,16,38,665/-</u>
5.	Cost Incurred on Additional /Extra Items as on Date <u>31st July 2017</u> not included in the Estimated Cost (Annexure A)	N.A.

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 including amenities and Facilities in the layout as on <u>31st July 2017</u> date of Registration is	N.A.

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2.	Cost incurred as on <u>31st July 2017</u> (based on the Estimated cost)	N.A.
3.	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4.	Balance Cost to be Incurred (Based on Estimated Cost)	N.A.
5.	Cost Incurred on Additional /Extra Items as on <u>31st July 2017</u> not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully



Mr. Rajesh Tailor

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(License No:----)

* 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)