

**Pathan Junaid Yunus Khan**

3B/505, AGHADI NAGAR CHS, DARGA CROSS ROAD, SONAPUR, BHANDUP- WEST, MUMBAI 400078  
MOB: 9987983415

**ENGINEER'S CERTIFICATE**

Date: 26/07/2017

To,

Rajsanket Realty Ltd.  
139, Seksaria Chambers,  
N.M. Road,  
Fort, Mumbai- 400 023.

Subject: Certificate of cost incurred for development of "Raj Infinia" for construction of A, B & C wings of the 2 Phase (MahaRERA Registration Number) situated on the plot bearing CTS No. 307/66A, of village Valnai, Malad (W) demarcated by its boundaries (latitude and longitude of the end points) to the north 13.40 mtr. wide D.P. Road off Ramchandra lane to the south Mahashivshakti Nagar C H S L to the East 13.40 mtr wide D P Road to the West of cattle pond division Kokan village Valnai taluka Goregaon District Mumbai suburb PIN -400080 admeasuring 50,526.13 sq.mts. area being developed by M/s. Rajsanket Realty Ltd.

Ref: MahaRERA Registration

Sir,

I, Pathan Junaid Yunus Khan, have undertaken assignment of certifying estimated cost for the subject real estate project proposed to be registered under MahaRERA, being 3 buildings/ A, B & C wings of the 1 Phase situated on the plot bearing 307/66A, of village Valnai, Malad (W) of Division Kokan village Valnai taluka Goregaon District Mumbai Suburb PIN 400064 admeasuring 50,526.13 sq.mts. area being developed by M/s. Rajsanket Realty Ltd.

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

- (i) Shri. Sachin V. Gaikwad as L.S. /Architect
- (ii) Shri. H. M. Raje as Structural Consultant
- (iii) Shri. Birju Patel as MEP Consultant
- (iv) Shri. Pathan Junaid Yunus Khan as Quantity Surveyor

2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the buildings of the project. My estimated cost calculations are based on the drawings/plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by me as 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. I estimate total estimated cost of completion of the buildings of the aforesaid project under reference as Rs. 2,73,46,12,630( 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 Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 74,28,99,948 (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 buildings of the subject project to obtain Occupation Certificate / Completion Certificate from Slum Rehabilitation Authority (planning Authority) is estimated at Rs 1,99,17,12,683 (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

## Wing A

Sr. No	Particulars	Amounts
1	Total estimated cost of the building/wing as on 26/07/2017	Rs. 71,30,44,494 /-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs. 29,19,20,000 /-
3	Work done in percentage (as percentage of the estimated cost)	41 %
4	Balance cost to be incurred (Based on estimated cost)	Rs. 42,11,24,494 /-
5	Cost incurred on additional /extra items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	Nil

## Wing B

Sr. No	Particulars	Amounts
1	Total estimated cost of the building/wing as on 26/07/2017	Rs. 93,81,81,208 /-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs. 29,19,20,000 /-
3	Work done in percentage (as percentage of the estimated cost)	31 %
4	Balance cost to be incurred (Based on estimated cost)	Rs. 64,62,61,208 /-
5	Cost incurred on additional /extra items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	Nil

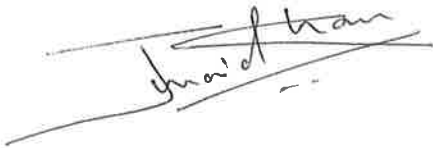
## Wing C

Sr. No	Particulars	Amounts
1	Total estimated cost of the building/wing as on 26/07/2017	Rs. 94,37,74,298 /-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs. 14,59,60,000 /-
3	Work done in percentage (as percentage of the estimated cost)	15 %
4	Balance cost to be incurred (Based on estimated cost)	Rs. 79,78,14,298 /-
5	Cost incurred on additional /extra items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	Nil

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 26/07/2017	Rs. 13,96,12,630/-
2	Cost incurred as on 26/07/2017 (based on the estimated cost )	Rs. 1,30,99,948/-
3	Work done in Percentage (as percentage of the estimated cost )	9 %
4	Balance cost to be incurred (Based on estimated cost)	Rs. 12,65,12,683/-
5	Cost incurred on additional /extra items as on 26/07/2017 not included in the estimated cost (Annexure A)	Nil

Yours Faithfully



(Pathan Junaid Yusuf Khan)  
Engineer