

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: 14th July 2017

To,
RRB REALTORS PVT LTD.
Unit No. L -95,
Lower Ground Floor, Prime Mall
S.V.Road, IRLA, Vile Parle
Mumbai 400 056

Subject: Certificate of Cost Incurred for Development of SATRA HARMONY for construction of 1 building with 2 Wing(s) to be registered under MahaRERA situated on the Plot bearing CTS No 831 (PT), Survey. No. 67 to 71 demarcated by its boundaries by 20 Feet/Metre Road to the North , By Building No.36 to the South, By 9.15 Meter wide Road to the North, By Building No. 36 to the South, By Building No. 35 to the East, By Building No. 37 to the West of Division Konkan, village Chembur taluka Kurla District Mumbai Suburban PIN 400071, admeasuring 1556.63 Sq.Mts. area being developed by RRB REALTORS PVT. LTD. Mumbai.

Ref: MahaRERA Registration No. _____NIL_____.

Sir,

I, **C.B.Patel** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building with 2 Wing(s) situated on the plot bearing CTS No. 831(PT), Survey No. 67 to 71 of Division Konkan, Subhash Nagar village Chembur taluka Kurla District Mumbai suburban PIN 400071 admeasuring 1556.63 sq.mts. area being developed by RRB Realtors Pvt Ltd Mumbai .

1. Following technical professionals are appointed by Promoter:-

- (i) Smt. Dhruti Bhagaliaas Architect;
- (ii) Shri C.B.Patel as Structural Consultant;
- (iii) M/s. Ambrosia Designs Pvt. Ltd. as MEP Consultant;
- (iv) Shri Jiten Patel 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 Building(s) 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 Mr. Jiten 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 me.

3. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 38,68,50,240/- (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.

4. The Estimated Cost Incurred till date is calculated at Rs.17,63,117/- (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 of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at Rs. 38,50,87,123/- (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



Signature of Engineer
(Licence No STR/P/90.)

TABLE ABuilding **Satra Harmony** /Wing **A** (rehab / MHADA)**(to be prepared separately for each Building /Wing of the Real Estate Project)**

S.No.	Particulars	Amounts
1	Total Estimated cost of the Wing A – Rehab / free portion as on date of Registration is	Rs. 11,51,38,976
2	Cost incurred as on 30 th June 2017 (based on the Estimated Cost)	Rs. 05,24,760
3	Work done in Percentage (as percentage of the Estimated cost)	% 0.45%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 11,46,14,216
5	Cost incurred on Additional / Extra items as on Not included in the Estimated Cost (Annexure A)	Rs. Nil

Building **Satra Harmony** /Wing **A** (sale portion)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Wing A – Sale portion as on date of Registration is	Rs. 02,48,05,920
2	Cost incurred as on 30 th June 2017 (based on the Estimated Cost)	Rs. 01,13,056
3	Work done in Percentage (as percentage of the Estimated cost)	% 0.45%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 02,46,92,864
5	Cost incurred on Additional / Extra items as on Not included in the Estimated Cost (Annexure A)	Rs. Nil

Building **Satra Harmony** /Wing **B** (sale portion)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Wing B as on date of Registration is	Rs. 24,69,05,344
2	Cost incurred as on 30 th June 2017 (based on the Estimated Cost)	Rs. 11,25,301
3	Work done in Percentage (as percentage of the Estimated cost)	% 0.45%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 24,57,80,043
5	Cost incurred on Additional / Extra items as on Not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE B

Project Satra Harmony

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

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	NIL
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)	NIL
4	Balance cost to be incurred (Based on Estimated cost)	NIL
5	Cost incurred on Additional / Extra items as on Not included in the Estimated Cost (Annexure A	NIL

Yours Faithfully



Signature of Engineer
(Licence No STR/P/90.)

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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.
4. 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)

S.No.	Particulars	Amounts
NIL	NIL	NIL

Yours Faithfully



Signature of Engineer
(Licence No STR/P/90.)