



S. V. PATEL & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTER,
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
TELEFAX : 2500 6098, 2500 5219
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FORM-2

REF NO.: 1098/181/2017

DATE: 20.07.2017

The TODAY ROYAL INFRA
B-603, Mahaavir Icon, Plot No.89,
Sector 15, CBD Belapur
Navi Mumbai - 400614

Subject: Certificate of Cost Incurred for Development of **BELANTARA** for Construction of 6 buildings/Wings of the First Phase (-) situated on the Plot - I in the Total land bearing Survey No.132/3, 132/7, 133/0, 134/1, 134/2, 134/3, 134/4, 134/5, 135/1, 135/3, 135/4, 135/5 & AM-21 PT (136/2) demarcated by its boundaries 15 Mtr. wide Proposed Road to the North, Amenity Space to the South, Existing Village Road to the East and 24 Mtr. Wide Proposed Road to the West of Division Konkan, Village Karade Khurd, Taluka Panvel, District Raigad PIN 410220 Admeasuring 7910 sq.mts. area being developed by M/s. Today Royal Infra

Ref: MahaRERA Registration Number _____

Dear Sir,

I, Surendra V. Patel proprietor of M/s. S.V. PATEL & ASSOCIATES have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 6 Buildings/Wings of the First Phase situated on the Plot - I in the Total land bearing Survey No. 132/3, 132/7, 133/0, 134/1, 134/2, 134/3, 134/4, 134/5, 135/1, 135/3, 135/4, 135/5 & AM-21 PT (136/2) of Division Konkan, Village Karade Khurd, Taluka Panvel, District Raigad PIN 410220 Admeasuring 7910 sq.mts. area being developed by M/s. Today Royal Infra.

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

- (i) M/s. Destination Architecture Interior Designs as Architect
- (ii) M/s. S.V. Patel & Associates as Structural Consultant
- (iii) Shri NA as MEP Consultant
- (iv) Shri Yogesh Choudary 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 Yogesh Choudary as Quantity Surveyor appointed by 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.34,30,00,000/- (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 ADTP (Town Planning), Alibag, Dist Raigad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 9,28,31,048/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.





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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 ADTP (Town Planning), Alibag, Dist Raigad is estimated at Rs. 25,01,68,952/- (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

1) Building –Wing (A) (built up area 43833 sq.ft.)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 20/07/2017 date of Registration is	Rs. 6,13,66,200/-
2	Cost incurred as on 20/07/2017 (Based on the estimated cost)	Rs. 2,14,78,170/-
3	Work done in Percentage (as Percentage of the estimated cost)	35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 3,98,88,030/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	Rs.

TABLE A

2) Building –Wing (B) (built up area 29612 sq.ft.)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 20/07/2017 date of Registration is	Rs. 4,14,56,800/-
2	Cost incurred as on 20/07/2017 (Based on the estimated cost)	Rs 41,45,680/-
3	Work done in Percentage (as Percentage of the estimated cost)	10 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 3,73,11,120/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A).	Rs.





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TABLE A

3) Building –Wing (C) (built up area 29612 sq.ft.)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 20/07/2017 date of Registration is	Rs. 4,14,56,800/-
2	Cost incurred as on 20/07/2017 (Based on the estimated cost)	Rs. 41,45,680/-
3	Work done in Percentage (as Percentage of the estimated cost)	10 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 3,73,11,120/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A).	Rs.

TABLE A

4) Building –Wing (D) (built up area 50585 sq.ft.)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 20/07/2017 date of Registration is	Rs. 7,08,19,000/-
2	Cost incurred as on 20/07/2017 (Based on the estimated cost)	Rs. 2,05,37,510/-
3	Work done in Percentage (as Percentage of the estimated cost)	29%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 5,02,81,490/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	Rs.

TABLE A

5) Building –Wing (E) (built up area 50585 sq.ft.)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 20/07/2017 date of Registration is	Rs. 7,08,19,000/-
2	Cost incurred as on 20/07/2017 (Based on the estimated cost)	Rs. 2,47,86,650/-
3	Work done in Percentage (as Percentage of the estimated cost)	35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 4,60,32,350/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	Rs.





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TABLE A

6) Building - Wing (F) (built up area 20208 sq.ft.)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 20/07/2017 date of Registration is	Rs. 2,82,92,200/-
2	Cost incurred as on 20/07/2017 (Based on the estimated cost)	Rs 1,69,74,720/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 1,13,17,480/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	Rs.

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20/07/2017 Date of Registration is	Rs. 2,87,90,000/-
2	Cost incurred as on 20/07/2017 (Based on the estimated cost).	Rs. 7,62,638
3	Work done in Percentage (as Percentage of the estimated cost of Table B)	2.64 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 2,80,27,362/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs.



Yours Faithfully,

(S.V.PATEL)
(Structural Engineer)
(Registration No: STR/P/136)