

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 :27/07/2017

To,

M/s. RNA Universal
RNA Corporate Park,
Next to Collector's office,
Kalanagar, Bandra (E)
Mumbai 400051

Subject: Certificate of Cost incurred for Development of RNA Grande

of **One** Building of the Project **RNA Grande** situated on the portion of Sub Plot A bearing **CS Nos 671/A ,622/A, 610/A, 611A/1(pt) , 656A (pt) , 611/B , 612/A(pt)** of Village **Kandivali** at **MG Road , Kandivali West , Mumbai 400067** demarcated by its boundaries

NW		NE	
Lattitude	19°12'28.50"N	Lattitude	19°12'27.88"N
Longitude	72°49'53.77"E	Longitude	72°49'57.49"E
SW		SE	
Lattitude	19°12'26.93"N	Lattitude	19°12'26.05"N
Longitude	72°49'53.61"E	Longitude	72°49'57.40"E

(Latitude and Longitude of the end points)

Royale Park to the North, **27.45 M wide M.G.road** to the South , **13.4 M wide road** to the East **13.4 M wide road** to the West , of Division **Konkan**, Village **Kandivali** , Taluka **Borivali** District **Mumbai Suburban** PIN **400067** admeasuring **7903.00** sq.mts. area being developed by **M/s RNA Universal**

Ref : MahaRERA Registration Number _____

Sir,

I **Prashant Sinha** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **One Building Two Wings** of the **First** Phase situated on the Part of the sub- plot A bearing CS Nos **671/A,622/A,610/A,611A/1(pt),656A (pt) ,611/B, 612 /A(pt) /B** Division **Konkan** Village **Kandivali** Taluka **Borivali** District **Mumbai Suburban** PIN **400067** admeasuring **7903.00** sq.mts. area being developed by **M/s RNA Universal..**

1. Following technical professionals are appointed by **M/s RNA Universal**

- (i) M/s **B.S. Barot** as License Surveyor.
- (ii) M/s **H.M. Raje** as **Structural Consultant**
- (iii) M/s **Clancy & Global Consultancy Pvt. Ltd.** as MEP Consultant
- (iv) Shri **Ramchandra M.R.** 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 **Shri Ramchandra M.R.** 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.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs **760,422,459** (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. **584,892,599** (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. **175,529,860** (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

Building /Wing bearing Number **CS Nos. 671/A , 622/A, 610/A, 611A/1(pt) , 656A (pt) , 611/B , 612/A(pt)** or called **RNA Grande**.

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 27/07/2017 date of Registration is	Rs. 690,572,157
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs. 570,779,799
3	Work done in Percentage (as Percentage of the estimated cost)	82.65%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 119,792,358
5	Cost Incurred on Additional /Extra Items as on NA not included in the Estimated Cost (Annexure A)	Rs. NA

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 27/07/2017 date of Registration is	Rs. 69,850,302
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(1)	(2)	(3)
2	Cost incurred as on 27/07/2017 (based on the Estimated cost).	Rs. 14,112,800
3	Work done in Percentage (as Percentage of the estimated cost).	20.20 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 55,737,502
5	Cost Incurred on Additional /Extra Items as on NA not included in the Estimated Cost (Annexure A).	Rs. NA

Yours Faithfully,



Signature of Engineer.

(Licence 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)