ANSARI ISHTIYAQUE AHMED

ENGINEER CONSULTANTS

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ENGINEER'S CERTIFICATE

Date: 20/10/2019

To
Rajesh Estates and Nirman Pvt. Ltd.
139, Seksaria Chambers,
N.M. Road, Fort,
Mumbai- 400 023.

Subject: Certificate of cost incurred for development of "Raj Torres" for construction of A, B, C, D & E wings of the II Phase (MahaRERA Registration no. P51700008352) situated on the plot bearing survey no. 48/1/3, 49/1A (pt), 49/1B, 50/2/2 demarcated by its boundaries
East Side – Latitude -19°13'42.85" Longitude - 72°58'35.90"E;
West Side – Latitude -19°13'43.30" Longitude - 72°58'29.59"E
North Side – Latitude -19°13'42.64" Longitude - 72°58'32.07"E
South Side – Latitude -72°58'33.34" Longitude - 72°58'32.83"E
of Division Kokan village Chitalsar Manpada taluka Thane District Thane PIN 400607 admeasuring 49287.35 sq.mts. area being developed by M/s. Rajesh Estates & Nirman Pvt. Ltd.

Ref: MahaRERA Registration no. P51700008352

Sir,

I, Ansari Ishtiyaque Ahmed, have undertaken assignment of certifying estimated cost for the subject real estate project proposed to be registered under MahaRERA, being 5 wings, A, B, C, D & E wings of the II phase situated on the plot bearing Survey no. 48/1/3, 49/1A (pt), 49/1B, 50/2/2 of Division Konkan village Chitalsar Manpada taluka Thane District Thane PIN 400607 admeasuring 49287.35 sq.mts. area being developed by M/s. Rajesh Estates and Nirman Pvt. Ltd.

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

(i) Shri Anil Jagwani as Architect;
(ii) Shri Hiten Mahimtura as Structural Consultant
(iii) Shri Birju Patel as MEP Consultant
(iv) Shri Ansari Ishtiyaque Ahmed 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 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, 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. 310,70,43,450 (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 TMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 29,84,04,598 (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 TMC, Planning Authority is estimated at Rs. 280,86,38,852 (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 as on 20-10-2019	Rs. 61,69,37,447
2	Cost incurred as on 20-10-2019	Rs. 6,04,72,209
3	Work done in percentage	10 %
4	Balance cost to be incurred	Rs. 55,64,65,238
5	Cost incurred on additional /extra items as on 20-10-2019 not included in the estimated	Nil

Wing: B

Sr. No	Particulars	Amounts
1	Total estimated cost of the building as on 20-10-2019	Rs. 49,21,90,115
2	Cost incurred as on 20-10-2019	Rs. 4,82,69,085
3	Work done in percentage	10 %
4	Balance cost to be incurred	Rs. 44,39,21,030
5	Cost incurred on additional /extra items as on 20-10-2019 not included in the estimated	Nil

Wing: C

Sr. No	Particulars	Amounts
1	Total estimated cost of the building as on 20-10-2019	Rs. 80,95,69,213
2	Cost incurred as on 20-10-2019	Rs. 7,99,61,151
3	Work done in percentage	10 %
4	Balance cost to be incurred	Rs. 72,96,08,062
5	Cost incurred on additional /extra items as on 20-10-2019 not included in the estimated	Nil

Wing: D

Sr. No	Particulars	Amounts
1	Total estimated cost of the building as on 20-10-2019	Rs. 48,32,34,265
2	Cost incurred as on 20-10-2019	Rs. 5,08,94,233
3	Work done in percentage	11 %
4	Balance cost to be incurred	Rs. 43,23,40,032
5	Cost incurred on additional /extra items as on 20-10-2019 not included in the estimated	Nil

Sr. No	Particulars	Amounts
1	Total estimated cost of the building as on 20-10-2019	Rs. 55,20,68,960
2	Cost incurred as on 20-10-2019	Rs. 5,82,81,920
3	Work done in percentage	11 %
4	Balance cost to be incurred	Rs. 49,37,87,040
5	Cost incurred on additional /extra items as on 20-10-2019 not included in the estimated	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 20-10-2019	Rs. 15,30,43,450
2	Cost incurred as on 20-10-2019 (based on the estimated cost)	Rs. 5,26,000
3	Work done in percentage (as percentage of the estimated cost)	1%
4	Balance cost to be incurred (Based on estimated cost)	Rs. 15,25,17,450
5	Cost incurred on additional /extra items as on 20-10-2019 not included in the estimated cost (Annexure A)	Nil

Yours Faithfully

Ansari Ishtiyaque Ahmed
Engineer