SAI ENTERPRISES

Licenced Plumber & Licensed Supervisor
All Kind of Plumbing & Civil Works

Mob.: 9821017544

B-703, Shivam Kulupwadi Road, Near National Park, Borivali (East), Mumbai - 400 066.
Email : sai.enterprises725@gmail.com

FORM-2(See Regulation 3)

ENGINEER'S CERIFICATE

(To be submitted at the time of registration of ongoing project and for withdrawal of money from designated Account-Project wise)

Date: 29/06/2019

To,
M/s. Royal's Realtors
B-3, Avani Apartments,
W.E. Highway,
Dahisar (East), Mumbai- 400 068

Subject: Certificate of the cost incurred for development of SHREE ROYAL HEIGHT for construction of One building(s)/One wing(s) of the ___---___ phase (To apply for MAHARERA Registration Number) situated on the C.T.S. No. 113 and 113/1 to 4, Village Akruli situate at Ashok Nagar, Kandivali (East), Mumbai - 400 101.

Demarcated by its boundaries (latitude and longitude of the end points)

19°12'02.8"N 72°51'23.6"E to the north, 19°12'02.0"N 72°51'23.8"E to the south, 19°12'02.5"N 72°51'24.0"E to the east, 19°12'02.5"N 72°51'23.3"E to the west, of division Konkan village Akruli taulka Borivali district Mumbai Suburban Pin 400 101 admeasuring 753.30 square meters, being developed by M/s. Royal's Realtors.

Ref: MahaRERA Registration Number (New Registration)

Sir,

I/We Shri. Shaileshkumar Upadhyay have undertaken assignment of certifying Estimated cost for the subject real estate project proposed to be registered under MAHA RERA being One building (s)/ One wing(s) of the ___---___ phase situated on the C.T.S. No. 113 and 113/1 to 4, situate at Ashok Nagar, Kandivali (East) Division Konkan Village Akruli TALUKA Borivali District Mumbai PIN 400 101 admeasuring 753.30 square meters, being developed by M/s. Royal's Realtors.

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1. Following technical professionals is appointed by owner/promoter-
   (I) Shri. Prakash J. Shah as L.S/Architect
   (II) Shri. Dwijen J. Bhatt as Structural Consultant
   (III) _____ as MEP Consultants
   (IV) Shri. Shaileshkumar Upadhyay 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 Drawing/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. Shaileshkumar Upadhyay 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. We estimate total estimated cost of completion of the building (s) of the aforesaid project under reference as **Rs. 8,06,01,377/-**(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 Municipal Corporation of Greater Mumbai being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost incurred till date is calculated at **Rs. 56,64,200/-** (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 Municipal Corporation of Greater Mumbai (Planning Authority) is estimated at **Rs. 7,49,37,177/-** (Total of table A and B).

6. I certify that the cost of the civil, MEP and allied work the aforesaid project as completed on the date of this certificate is as given in table A and B below :

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TABLE A

Building called SHREE ROYAL HEIGHT

(TO be prepared separately for each building/Wing of the real Estate project)

Sr no	Particulars	Amounts
1	Total Estimated cost of the building /Wing as on 29/06/2019 DATE of registration is	7,79,19,377/-
2	Cost incurred as on 29/06/2019 (Based on the estimated cost)	56,39,200/-
3	Work done in percentage _____ % (as percentage of the estimated cost)	7.24%
4	Balance cost to be incurred (Based on Estimated Cost)	7,22,80,177/-
5	Cost incurred on additional/Extra Items As on 29/06/2019 not included in The estimated cost (Annexure A)	--------

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TABLE B

Building called SHREE ROYAL HEIGHT

(to be prepared for the entire registered phase of the real estate project)

Sr No.	Particulars	Amount
1	Total estimated cost of the Internal and External Development works including AMENTIES and Facilities in the layout as on 29/06/2019 Date of registration is	26,82,000/-
2	Cost incurred as on 29/06/2019 (Based on the estimated cost)	25,000/-
3	Work done in percentage _____ % (as percentage of the estimated cost)	0.93%
4	Balance cost to be incurred (Based on estimated cost)	26,57,000/-
5	Cost incurred on Additional/Extra Items As on 29/06/2019 not included in The estimated cost(Annexure A)	---------

Work certified @ 7.03% out of the total work.

Yours Faithfully,

Sabhajeet K Upadhyay
Signature of Engineer

(Licence No. U/13/S.T.)

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*Note

1. The scope of work is to complete entire Real estate project as per drawing 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 specification are indicative and not exhaustive

Annexure A

List of Extra/Additional items executed with cost Rs. NIL

(Which were not part of the original estimated of total cost)

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बांधकाम पर्यवेक्षक श्रेणी-१/सहा.

बांधकाम पर्यवेक्षक श्रेणी II/III

U/13/CC.I
17/03/2008

अ.क्र. (अ.) १७--

अनुज्ञप्ती क्रमांक U/13/55-III



कार्यकारी अभियंता इमारत प्रस्ताव (शहर)
बृहन्मुंबई महानगरपालिका
[illegible]

मुख्यकार्यालय/अतिरिक्त कार्यालय,

मुंबई, दिनांक 17/03/2008

Ex. Engg. D. [illegible]

पर्यवेक्षकाचे नाव — श्री सलिलेश कुमार उपाध्याय

CTS No:-113 and 113/1 To 4,
Village Akouli at Ashok Nagar,
Kandivali (E)

पत्ता — पोयसर रोड
शांती निवास अपोर
कांदिवली(पू) मुंबई ४०

Salilesh K. Upadhyay

पर्यवेक्षकाच्या
स्वाक्षरीचा नमुना.

Salilesh K Upadhyay

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नूतनीकरण

१ एप्रिल २०१८... ते ३१ मार्च २०२०. पर्यंतच्या कालावधीकरिता सर्वेक्षकांच्या अनुज्ञापत्राचे नूतनीकरण केले आहे.

पावती क्रमांक :- १००२००५५७३

दिनांक २९-३-२०१८.

रुपये :- १८००/-

CTS No:- 113 and 113/1 To4 Village Akouli at Ashok Nagar Kandivali (E)

मुख्यलिपिक

नगर अभियंता, पश्चिम
बृहन्मुंबई महानगरपालिका.

नूतनीकरण

१ एप्रिल १९..... ते ३१ मार्च १९.... पर्यंतच्या कालावधीकरिता सर्वेक्षकांच्या अनुज्ञापत्राचे नूतनीकरण केले आहे.

पावती क्रमांक :—

दिनांक - -१९

रुपये :—

Salilesh K Upadhyay

मुख्यलिपिक

नगर अभियंता,
बृहन्मुंबई महानगरपालिका.

दिनांक	मुद्रांचा तपशील	किंमत

बृ.म.मु.-६८२३-९३-१००० पुस्तके ९ पानें.

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