

ENTERPRISE

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

B-703, Shivam Kulupwadi Road, Near National Park, Borivali (East), Mumbai - 400 066.

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:31/03/2021

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 (Maharera Registration Number P51800022042) 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 taluka Borivali district Mumbai Suburban Pin 400 101 admeasuring 753.30 square meters, being developed by M/s. Royal's Realtors.

Ref: MahaRERA Registration Number P51800022042

Sir,

I/We Shri. Shailesh Kumar 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.

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. ShaileshkumarUpadhyayas 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. ShaileshkumarUpadhyayQuantity 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.1,18,55,313/-** (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.6,87,46,064/-**(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 :

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 25/08/2019 DATE of registration is	7,79,19,377/-
2	Cost incurred as on 31/03/2021 (Based on the estimated cost)	1,18,30,312/-
3	Work done in percentage _____ % (as percentage of the estimated cost)	15.18%
4	Balance cost to be incurred (Based on Estimated Cost)	6,60,89,065/-
5	Cost incurred on additional/Extra Items As on 31/03/2021 not included in The estimated cost (Annexure A)	-----

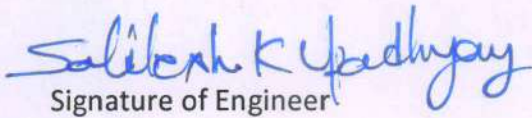
TABLE B

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 Amenities and Facilities in the layout as on 25/08/2019 Date of registration is	26,82,000/-
2	Cost incurred as on 31/03/2021 (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 31/03/2021 not included in The estimated cost (Annexure A)	-----

Yours Faithfully,


Signature of Engineer

(Licence No./Sup/Grade I:840016420) Existing BP no.:U/13/SS-I

***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)