



ENGINEERING CREATIONS CONSULTANCY (I) PVT. LTD.

STRUCTURAL AND PROJECT MANAGEMENT CONSULTANTS

FORM – 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of registration of ongoing project and for withdrawal of money from designated account – project wise)

Ref: RR_TABGS_Tower C_Bandra/Mar/02

To
Ten X Realty Limited,
C/o Raymond Ltd. J K Gram,
Pokharand Road No 1,
Thane (W) - 400606

Date: 31-03-2024

Subject: Certificate of Cost Incurred for Development of Ten X Realty Limited | Tower C of The Address By GS Bandra project having MahaRERA Registration Number P51800054828 being developed by Ten X Realty Limited.

Sir,

1. We M/s. M/s. Engineering Creations Consultancy(I) Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for Raymond Realty | **Tower C of The Address By GS Bandra project** having MahaRERA Registration Number **P51800054828** being developed by Ten X Realty Limited.
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the agreement for sale. Our estimated cost calculations are based on the Drawings / plans made available to us for the project under reference by the Developer / Consultant. The Schedule of items and quantity required for the entire work as calculated by M/s WTP Cost Advisory Services India Pvt Ltd quantity Surveyor* appointed by Developer/ Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain /confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 1,16,08,34,653/-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP, and allied works required for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in the agreement for sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Maharashtra Housing and Area Development Authority(MHADA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



4. The Estimated Cost Incurred till 31st March, 2024 is calculated at Rs. 1,36,33,701/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/services used and unit cost of these items.

5. The balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in the agreement for sale, of the project is estimated at Rs. 1,14,72,00,952/- (Total of Table A & B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal and external works, as per specifications mentioned in the agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B Below.

TABLE – A

The Address By GS Bandra | Tower ‘C’

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	<u>Rs. 84,23,88,469/-</u>
2	Cost incurred as on 31 st March, 2024 of this Certificate	<u>Rs. 0/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 84,23,88,469/-</u>
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	<u>NIL</u>



TABLE – B

The Address By GS Bandra | Tower 'C'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	<u>Rs. 31,84,46,184/-</u>
2	Cost incurred as on 31st March, 2024 of Certificate	<u>Rs 1,36,33,701/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	4.28%
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 30,48,12,483/-</u>
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	<u>NIL</u>

Yours Faithfully

For Engineering Creations Consultancy (I) Pvt Ltd

(Shishir Kulkarni)



(Licence No. TMCB/2022/APL/000237)