



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)

Date-31.12.2019

To

The Rishinox Buildwell LLP

DLF Galleria, unit no.306

3<sup>rd</sup> Floor, Premises No.02-0124

Action Area-1B, Newtown Kolkata-700156

Subject: Certificate of Percentage of Completion of Construction Work of the 4 Nos. of Towers of the Project (HIRA/P/NOR/2018/000065) situated on the Plot bearing No. 2218 & 2219(P) demarcated by its boundaries to the North 22°41'54.8"N to the East 88°28'08.6"E District North 24 Parganas PIN 700129 admeasuring 3930.356 sq.mts. area being developed by Rshinox Buildwell LLP.

Ref: WBHIRA Registration Number HIRA/P/NOR/2018/000065

Sir,

We Design Tree have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under WBHIRA, being 4 Nos. Towers situated on the plot bearing 2218 & 2219 District North 24 Parganas PIN 700129 admeasuring 3930.356 sq.mts. area being developed by Rishinox Buildwell LLP.

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

- (i) M/s Design Cell as L.S / Architect
- (ii) M/s Design Tree as Structural Consultant
- (iii) M/s Design Tree as MEP Consultant
- (iv) M/s Radiant Consultant as site Supervisor

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Towers 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 **Radiant Consultant** PMC 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 towers of the aforesaid project under reference as Rs. **41,52,02,500**( 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 towers from the Madhyamgram Municipality being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **54,27,97,77**(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 Towers of the subject project to obtain Occupation Certificate / Completion Certificate from Madhyamgram Municipality(planning Authority) is estimated at Rs. **36,09,22,723/-**( 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

Total Estimated Cost of the Tower 1

| Sr. No<br>(1) | Particulars<br>(2)  | Amounts<br>(3)         |
|---------------|---|------------------------|
| 1             | Total Estimated cost of the towers as on 31.12.2019 date of Registration is                               | Rs. <b>9,21,34,167</b> |
| 2             | Cost incurred as on 31.12.2019 (based on the Estimated cost)  | Rs. <b>54,90,310</b>   |
| 3             | Work done in Percentage (as Percentage of the estimated cost )  | <b>5.95%</b>           |
| 4             | Balance Cost to be Incurred (Based on Estimated Cost)   | Rs. <b>8,66,43,857</b> |
| 5             | Cost Incurred on Additional /Extra Items as on 31.12.2019 not included in the Estimated Cost (Annexure A) | Rs.0.00                |

Total Estimated Cost of the Tower 2

| Sr. No<br>(1) | Particulars<br>(2)   | Amounts<br>(3)         |
|---------------|--|------------------------|
| 1             | Total Estimated cost of the towers<br>ason <u>31.12.2019</u> date of Registrationis                                  | Rs. <u>9,21,34,167</u> |
| 2             | Cost incurred ason <u>31.12.2019</u><br>(based on the Estimated cost)  | Rs. 92,52,624          |
| 3             | Work done in Percentage<br>(as Percentage of the estimated cost )  | 10.04 %                |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)   | Rs. 8,28,81,543        |
| 5             | Cost Incurred on Additional /Extra Items<br>ason <u>31.12.2019</u> not included inthe<br>Estimated Cost (Annexure A) | Rs.0.00                |

Total Estimated Cost of the Tower 3

| Sr. No<br>(1) | Particulars<br>(2)   | Amounts<br>(3)         |
|---------------|--|------------------------|
| 1             | Total Estimated cost of the towers<br>ason <u>31.03.2019</u> date of Registrationis                                  | Rs. <u>9,21,34,167</u> |
| 2             | Cost incurred ason <u>31.12.2019</u><br>(based on the Estimated cost)  | Rs. 1,10,86,410        |
| 3             | Work done in Percentage<br>(as Percentage of the estimated cost )  | 12.03 %                |
| 4             | Balance Cost to be Incurred<br>(Based on Estimated Cost)   | Rs. 8,10,47,757        |
| 5             | Cost Incurred on Additional /Extra Items<br>ason <u>31.12.2019</u> not included inthe<br>Estimated Cost (Annexure A) | Rs.0.00                |



Total Estimated Cost of the Tower 4

| Sr. No<br>(1) | Particulars<br>(2)   | Amounts<br>(3)         |
|---------------|--|------------------------|
| 1             | Total Estimated cost of the towers as on <u>31.03.2019</u> date of Registration is                               | Rs. <u>7,88,00,000</u> |
| 2             | Cost incurred as on <u>31.12.2019</u> (based on the Estimated cost)  | Rs. 2,73,62,160        |
| 3             | Work done in Percentage (as Percentage of the estimated cost)  | 34.72 %                |
| 4             | Balance Cost to be Incurred (Based on Estimated Cost)  | Rs.5,14,37,840         |
| 5             | Cost Incurred on Additional /Extra Items as on <u>31.12.2019</u> not included in the Estimated Cost (Annexure A) | Rs.0.00                |

TABLE B

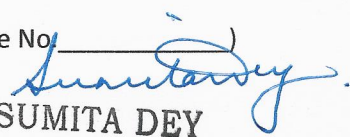
(to be prepared for the entire registered phase of the Real Estate Project)

| Sr. No.<br>(1) | Particulars<br>(2)  | Amounts<br>(3)     |
|----------------|---|--------------------|
| 1              | Total Estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 05.09.2018 date of registration is | Rs.. 6,00,00,000/- |
| 2              | Cost incurred as on <u>31.12.2019</u> (based on the Estimated cost).  | Rs. 10,88,273      |
| 3              | Work done in Percentage (as Percentage of the estimated cost).  | 1.81 %             |
| 4              | Balance Cost to be Incurred (Based on Estimated Cost).  | Rs. 5,89,11,727    |
| 5              | Cost Incurred on Additional /Extra Items as on <u>31.12.2019</u> not included in the Estimated Cost (Annexure A).   | Rs.0/-             |

Yours Faithfully,

Signature of Engineer

(Licence No

  
SUMITA DEY  
M.C.E., M.I.E., C.E.  
ESE/1/93

1. The scope of work is to complete entire Real Estate Project as per drawings approved fromtimetotimesoastoobtainOccupationCertificate/CompletionCertificate.

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 shouldbementionedatthelacemarked(\*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entirework.

4. As this is an estimated cost, any deviation in quantity required for development of the RealEstateProjectwillresultinamendmentofthecostincurred/tobeincurred.

5. All components of work with specifications are indicative and notexhaustive.

#### **Annexure A**

List of Extra/Additional Items executed with Cost  
(whichwerenotpartoftheoriginalEstimateofTotalCost)