



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-15.05.2021

To
The Rishinox Buildwell LLP
DLF Galleria, unit no. 306
3rd Floor, Premises No.02-0124
Action Area-1B, Newtown Kolkata-700156

Subject: Certificate of Percentage of Completion of Construction Work of the 2 Nos. of Towers of the Project (HIRA/P/NOR/2019/000465) situated on the Plot bearing No. 1088(P) & Others demarcated by its boundaries to the North 223514.368"N to the East 883006.036"E District North 24 Parganas PIN 700135 admeasuring 10926.522 sq.mts. area being developed by Rishinox Buildwell LLP.

Ref: WBHIRA Registration Number HIRA/P/NOR/2019/000465

Sir,

We Design Tree have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under WBHIRA, being 2 Nos. Towers situated on the plot bearing 1088(P) & Others District North 24 Parganas PIN 700135 admeasuring 10926.522 sq. mts. area being developed by Rishinox Buildwell LLP.



1. Following technical professionals are appointed by Owner/Promoter :-
 - (i) Architect M/s **Design Cell** as L.S /
 - (ii) Consultant M/s **Design Tree** as Structural
 - (iii) Consultant M/s **Design Tree** as MEP
 - (iv) site Supervisor M/s **Radiant Consultant** as

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, labor 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. **91,50,00,000/-** (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 Rajarhat Panchayat Samity being the Sanctioning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.**31,91,31,124.01/-** (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 Rajarhat Panchayat Samity being the Sanctioning Authority is estimated at Rs. **59,58,68,875.99/-** (Total of Table A and B).

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 Project Tower-I

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the towers as on <u>15.05.2021</u> date of Registration is	Rs. <u>33,77,50,000.00</u>
2	Cost incurred as on <u>15.05.2021</u> (based on the Estimated cost)	Rs. <u>13,42,98,523.18</u>
3	Work done in Percentage (as Percentage of the estimated cost)	39.76 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>20,34,51,476.82</u>
5	Cost Incurred on Additional /Extra Items as on <u>15.05.2021</u> not included in the Estimated Cost (Annexure A)	Rs. 0.00

Total Estimated Cost of the Project Tower-II

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the towers as on <u>15.05.2021</u> date of Registration is	Rs. <u>33,77,50,000.00</u>
2	Cost incurred as on <u>15.05.2021</u> (based on the Estimated cost)	Rs. <u>7,42,53,713.76</u>
3	Work done in Percentage (as Percentage of the estimated cost)	21.98 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>26,34,96,286.24</u>
5	Cost Incurred on Additional /Extra Items as on <u>15.05.2021</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 (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the towers as on <u>15.05.2021</u> date of Registration is	Rs. <u>23,95,00,000.00</u>
2	Cost incurred as on <u>15.05.2021</u> (based on the Estimated cost)	Rs. <u>11,05,78,887.07</u>
3	Work done in Percentage (as Percentage of the estimated cost)	46.17 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>12,89,21,112.93</u>
5	Cost Incurred on Additional /Extra Items as on <u>15.05.2021</u> not included in the Estimated Cost (Annexure A)	Rs. 0.00

Yours Faithfully,

Signature of Engineer

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

(Licence No. _____)



1. The scope of work is to complete entire Real Estate Project as per drawings 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 specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)