



FORM-2  
[See Regulation 3]

**ENGINEER'S CERTIFICATE**

To,

Date: 31-March-2019

M/s Rose Building Solutions Pvt. Ltd  
Village Karnal, Sector-35  
Karnal, Haryana

**Subject:** Certificate of Cost Incurred for Development of **Sunrise Premium Floors** for Construction of 117 No buildings (Including commercial) in village Karnal, District Karnal, Pin-132001 admeasuring 6.5104 acres' area being developed by **M/s Rose Building Solutions Pvt. Ltd.**


**Ref: RERA Registration No. 269 of 2017 Dated 09-Oct-2017**

Sir,

We **M/s NNC Design International** as a Structural Consultant have undertaken assignment of Certifying Estimated Cost for the Subjected Real Estate Project Proposed to be registered under RERA, 117 No. of Buildings (Including commercial) in Village Karnal, District Karnal Pin-132001, admeasuring 6.5104 acre. Area being developed by **M/s Rose Building Solutions Pvt. Ltd.**

- Following technical Professional are appointed by Promoter:
  - M/s Design Cosmos as an Architect.
  - M/s NNC Design International as a Structural Consultant.
  - M/s Design Cosmos Consultant.
  - M/s Design Cosmos as a Quantity Surveyor.
- We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, For Building(s) 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 **M/s Design Cosmos** 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.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. Forty Three Crores in Total**. The estimated Total PCost 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 HUDA being the Planning Authority under whose jurisdiction the aforesaid Project being implemented.

**NNC Design International**  
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**MAQSUD E NAZAR**  
M. Tech (Structures), Ph.D. (Structure)  
Chartered Engineer (India)  
Registration No. AM/089710/0



4. The Estimated Cost Incurred till date is calculated at **Rs. Eleven Crores and Twenty Lacs** (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 HUDA is estimated at **Rs.Thirty OneCrores and EightyLacs(Approx.)**
6. I certify that the Cost of the Civil, MEP and alliedwork for the aforesaid Project as completed on the date of this certificate is as given.

**Table-A**

Sl.No	Particulars	Amount
1	Total Estimated cost of the building/wing on 31-March-2019	Rs.43 Cr.
2	Cost incurred as on date (Based on the Estimated Cost)	Rs.11.20 Cr.
3	Work done in Percentage (As Percentage of the Estimated cost)	26%
4	Balance Cost to be Incurred(Based on the Estimated Cost)	Rs.31.8Cr
5	Cost Incurred on Additional/Extra Itemsas on 31-March-2019 Not Include in Estimated Cost ( Annexure-A)	

Yours faithfully,  
Signature of Engineer  
(License No.AM/089710/0)

**MAQSUD E NAZAR**  
M. Tech (Structures), Ph.D. (Structure)  
Chartered Engineer (India)  
Registration No. AM/089710/0

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**Note:**

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)

  
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