

ENGINEER'S CERTIFICATE

To

Ireo Private. Limited.

A-11, 1st Floor, NeetiBagh,

New Delhi-110049

Subject: Certificate of Cost incurred for Development of the Project Luminare Tower-A (which is marked as Tower-1 in sanctioned drawings and marked as Luminare- Sirius in marketing collaterals) situated on Plot bearing Licence No. 16 of 2008 dated 30-01-2008 at Sector-59, Village- Behrampur, Tehsil- Sohna, Distt- Gurugram, Haryana.

Ref: Haryana RERA Registration

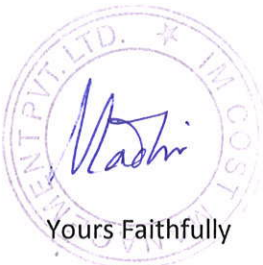
Sir,

I/We M/S IM Cost Management Pvt. Ltd have undertaken assignment of certifying Estimated Cost of the subject Real Estate Project proposed to be registered under Haryana RERA, being Tower-A or Tower-1 or Luminare - Sirius of the project Luminare situated on plot bearing Licence No. 16 of 2008 Dated 30-01-2008 Sector-59, Gurgaon, Village Behrampur, Tehsil Sohna, Haryana, admeasuring 27,518.580 sq.mts. area being developed by Ireo Private Limited.

1. Following Technical professionals are appointed by Promoter:-
 - I. M/s Morphogenesis as Architect.
 - II. M/s Vintech as Structural Consultant.
 - III. M/s Enersave as MEP Consultant.
 - IV. M/s Oracle as Landscape Consultant.
 - V. M/s IM Cost Management Pvt. Ltd as 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 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 IMCost Management Pvt. Ltd.** as a Quantity Surveyor appointed by Developer, 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 Construction Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 37,68,92,865**(Construction cost includes, cost incurred on construction and development of project including, on-site expenditure for development of entire project, i.e, salaries, consultant fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables, development manager fees, finance cost incurred on borrowings for development / construction cost, payment of taxes, cess, fees, charges, premiums, interest etc to any statutory authority etc.). 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 **Town & Country Planning, Haryana** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 30-Jun-2017 is calculated at **Rs. Rs. 25,08,06,204**. The amount of Cost Incurred is calculated on the base of actual expenses done for Construction of said project as on 30-Jun-2017.
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 **Town & Country Planning, Haryana** is estimated at **Rs. 12,60,86,661**.



Yours Faithfully

MADHURI SAHA