

Prakash Patel

Consulting Engineer

Ref: UO/001

Date: 30/11/2018

To,
M/s Umiya Developers,
1/A-101, Umiya Nagar,
Off Aarey Road,
Near Udipi Hotel,
Goregaon East,
Mumbai-400063.

Sub: Certificate of cost incurred for development and construction of Umiya Oasis Building No. AB-1, AB-2,3, Umiya Square(Hall) and another building named affordable housing component R-1 to be allotted to MBMC , situated at Survey No. 29 Hissa No.1 and Survey No. 30 Hissa No. 1, 2,3a, demarcated by its boundaries(Latitude 19.1657N and Longitude 72.5307E), 18 MT DP Road to the North, Survey no. 30 to the South, Adani Electricity receiving station to the East, Gaurav Valley to the West, Division: Konkan, Village: Ghodbundar, Taluka and District: Thane, Pincode:401107, admeasuring FSI: Sale Component- 24964.82 Sq Mtrs. And Affordable Hosuing Component-8314.94 Sq.Mtrs. as per commencement certificate vide no. MiBha/MNPA/NR/744/2018-19 being developed by M/s Umiya Developers.

Sir,

I have undertaken the assignment of certifying estimated cost for the subject real estate project registered under MahaRERA bearing certificate no. P51700017157, being Umiya Oasis Building No. AB-1, AB-2,3, Umiya Square(Hall), and another building named affordable housing component R-1 to be allotted to competent authorities, situated at Survey No. 29 Hissa No.1 and Survey No. 30 Hissa No. 1,2,3a, demarcated by its boundaries(Latitude 19.1657N and Longitude 72.5307E), 18 MT DP Road to the North, Survey no. 30 to the South, Adani Electricity receiving station to the East, Gaurav Valley to the West, Division: Konkan, Village: Ghodbundar, Taluka and District: Thane, Pincode:401107, admeasuring FSI: Sale Component- 24964.82 Sq Mtrs. And Affordable Hosuing Component-8314.94 Sq.Mtrs. as per commencement certificate vide no. MiBha/MNPA/NR/744/2018-19 being developed by M/s Umiya Developers.

Following technical professionals are appointed by the promoter:

- a) DN PATEL AND ASSOCIATES as architect.
- b) Shri Haresh Patel of M/s Patel Kulkarni Consultants. As Structural Consultant
- c) Shri Prakash Patel as Structural Engineer and MEP Consultant
- d) Shri Keyur Patel as quantity surveyor and Site Supervisor

Prakash Patel

Consulting Engineer

My Client has estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the civil, MEP and allied works, of the buildings of the project. His estimated cost calculations are based on the drawings/plans made available to me for the aforementioned project under reference by the developer and the schedule of items and quantity for entire work as calculated by Shri Keyur Patel- quantity surveyor appointed by the developer, and the assumption of the cost of material labour and other inputs made by the developer and the site inspection carried out by M/s Kulkarni and Patel and me.

The developer has calculated the total cost of the aforementioned project(as per proposed plan) to be Rs. 252,66,25,250/-. The estimated total cost of the project is with reference to the land cost, civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the buildings from Mira Bhayander Municipal Corporation being the planning authority under whose jurisdiction the aforesaid project is being implemented.

The estimated cost incurred till date is calculated by the developer and Shri Keyur Patel at Rs. 28,17,59,651.70 which is calculated on the basis of total project cost.

The balance cost of the civil, MEP and allied works of the aforementioned project to obtain occupancy certificate / completion certificate from MBMC is Rs. 224,48,65,598.30

I certify that the cost of the land, civil , MEP and allied work for the aforesaid project (as per the details & information given to me by my client) as completed on the date of this certificate is Rs. 28,17,59,651.70

Yours truly,

P. J. Patel

Prakash Patel