

RSC/DGN/418/2019-20/01

17th April 2019

To,

The M/s. Guru Ashish Corporation having its registered address at A/205 Western Edge II,
Behind Metro Mall, Off Western Express Highway, Borivali (E), Mumbai – 400 066,

Subject: Certificate of Estimated Cost for Development of project known as “Guru Atman Wing A, B and H” Maha RERA Registration Number _____ situated on the Plot bearing CTS No. NIL, Survey No. 20, Survey No 21 H. No 1/1, 21, H. No ½, 24, H. No. 1A and 24, H. No. 1B demarcated by its boundaries (latitude and longitude of the end points) Lat - 19° 15' 05.8"N; Long - 73° 09' 15.1"E to the North; Lat - 19° 15' 01.0"N; Long - 73° 09' 14.8"E to the South; Lat - 19° 15' 02.3"N; Long - 73° 09' 18.8"E to the East; Lat - 19° 15' 04.3"N; Long - 73° 09' 12.3"E to the west Village Gauripada, Taluka : Kalyan, District : Thane Pin 421301 admeasuring 14084.04 sq.mts. built up area being developed by Promoter M/s. Guru Ashish Corporation.

Ref: MahaRERA Registration Number _____

Sir,

I, Dr. H. M. Raje, have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under MahaRERA, being “Guru Atman Wing A B and H” situated on the plot bearing CTS No. NIL, Survey No. Survey No. 20, Survey No 21 H. No 1/1, 21, H. No ½, 24, H. No. 1A and 24, H. No. 1B of Village Gauripada, Taluka: Kalyan, District: Thane PIN 421301 admeasuring 14084.04 sq.mts. built up area being developed by M/s. Guru Ashish Corporation.

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

- (i) Shri. Dipak B. Patil as L.S. / Architect;
- (ii) Dr. H. M. Raje as Structural consultant
- (iii) Mr. Haresh Changela as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, 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 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.


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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project Under reference as **Rs. 74,59,00,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,54,24,394 /-** (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, and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from the Municipal Corporation of Greater Mumbai (planning Authority) is estimated at **Rs. 73,04,75,606/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, 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

Building / Wing bearing Number / or called: Guru Atman Wing A, B and H

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/Wing (As on Date of Registration)	Rs.68,98,00,000.00
2.	Cost incurred as on 16.04.2019 (based on the Estimated cost)	Rs. 1,54,24,394.00
3.	Work done in Percentage (as Percentage of the estimated cost)	
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.67,43,75,606.00
5.	Cost Incurred on Additional /Extra Items (As on date of registration not included in the Estimated Cost (Annexure A))	Rs. NIL

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TABLE B

Building / Wing bearing Number / or called: Guru Atman Wing A, B and H

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs.5,61,00,000
2.	Cost incurred as on 16.04.2019 (based on the Estimated cost).	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost).	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.5,61,00,000
5.	Cost Incurred on Additional /Extra Items as on date of registration not included in the Estimated Cost (Annexure B).	Rs. NIL

Thanking you,
Yours Faithfully,

Dr. H M RAJE

BMC/STR/R/25

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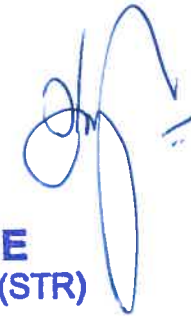
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Note :

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.



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