

Date: 18th July, 2017.

To

Vraj Realtors,
25, Mansoor Building,
98, Princess Street,
Mumbai – 400 002

Subject: Certificate of Cost Incurred for Development of 'VRAJ TIARA' for Construction of 01 building situated on the Plot bearing CTS No. 16(PT) demarcated by its boundaries as 30' 0" wide road to the North, Building No. 15 & 16 to the South, 50' 0" wide road to the East 40' 0" wide road to the West, of Division Mahim, Adarsh Nagar, Veer Nariman Road, Prabhadevi, Worli, Mumbai – 400 030, admeasuring 1134.36 sq.mts. area being developed by **VRAJ REALTORS**

Sir,

I Nishit M. Shah have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 01 Building/01 Wing for the development of the project situated on the plot bearing C.N. No/CTS 16(pt) of Building no. 17, Adarshnagar of Division Mahim admeasuring 1134.36sq.mts. area being developed by Vraj Realtors

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

- (i) M/s Aakar Architects & Consultants as Architect ;
- (ii) M/s J. W. Consultants LLP as Structural Consultant
- (iii) M/s. MEP CONSULTING ENGINEERS as MEP Consultant
- (iv) Shri Shahbaaz Shaikh as Engineer Incharge.(Vraj Realtors)

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 Mr. Shahbaaz Shaikh Engineer in charge 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.67,00,00,000/-. 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 5,75,90,496(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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM is estimated at Rs. 61,24,09,504/- (Total of Table A and B).
6. 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 :

Building Name : Vraj Tiara

TABLE A

Sr.No.	Particular	Amount
1	Total Estimated cost of the building as on date of registration is	Rs.62,50,00,000/-
2	Cost incurred as on 30/06/2017	Rs.5,75,90,496/-
3	Work done in Percentage	9.21%
4	Balance Cost to be incurred	Rs. 56,74,09,504/-
5	Cost Incurred on Additional/ Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. 0

TABLE B

B1- 1004, LOK EVEREST, J.S. DOSA ROAD,
MULUND (W), MUMBAI - 400 080.

Sr.No.	Particular	Amount
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.4,50,00,000/-
2	Cost incurred as on 30/06/2017	Rs. 0
3	Work done in Percentage	0%
4	Balance Cost to be incurred	Rs.4,50,00,000/-
5	Cost Incurred on Additional/ Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. 0

Yours Faithfully

For NISHIT M. SHAH

Nishit M. Shah
(Nishit M. Shah)

Proprietor

Note:

- 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,
- All components of work with specifications are indicative and not exhaustive.