



Anish & Associates

Licensed Surveyor & Consulting Engineer

Ref. NM/836

Dt : 30/03/19

To,
M/s. Shubh Realty,
A63/ 101, Sector 1,
Shanti Nagar, Miraroad (E). Dist: Thane.



Sub: Certificate of Cost Incurred for development Bldg no. 1, 2, 3 at Plot A of the Project [MahaRERA Registration Number applied for] situated on the Plot bearing Survey No.(old)/ Hissa No. 475/ 5a, 2; of Village: Bhayandar, demarcated by its boundaries. K.S Mehta School to the North, S.NO. 475/3 to the South, S.NO. 475/1 to the East, S.NO. 476/2 to the West, of Division Kokan (Mira-Bhayandar (M.Corp) Taluka Thane District Thane PIN 401107 admeasuring 8638.03 sq.mts, Net Area of Plot A being developed by M/s. Shubh Realty.

Sir,

M/s Anish & Associates. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being No. of Bldg no. 1, 2, 3 at Plot A of the Project [MahaRERA Registration Number applied for] situated on the Plot bearing Survey No.(old)/ Hissa No. 475/ 5a, 2; of Village: Bhayandar, demarcated by its boundaries. K.S Mehta School to the North, S.NO. 475/3 to the South, S.NO. 475/1 to the East, S.NO. 476/2 to the West, of Division Kokan (Mira-Bhayandar (M.Corp) Taluka Thane District Thane PIN 401107 admeasuring 8638.03 sq.mts, Net Area of Plot A being developed by M/s. Shubh Realty.

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

- (i) M/s. Anish And Associates as L. S. / Architect;
- (ii) M/s. Anish And Associates as Structural Consultant.
- (iii) Shri Satishlal as Quantity Surveyor.

2. My Client has 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. His 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 Shri Satishlal 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.

..2/-



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3. My client estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 96,43,59,000/- (Total of Table A and B). 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 Mira Bhayandar Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated by my client at Rs. 0/- (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 Mira Bhayandar Municipal Corporation (planning Authority) is estimated by my client at Rs. 96,43,59,000/- (Total of Table A and B).
6. I certify that the Cost as given by my client 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:

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Building No. 1, 2 & 3 AT Plot A of the project
TABLE A

SR. NO.	Particulars	Amounts
1	Total Estimated cost of the building / wing as on 30-03-2019 date of Registration is applied for	Rs. 89,29,25,000/-
2	Cost incurred as on 30-03-2019 (based on the Estimated cost)	--
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 89,29,25,000/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

SR. NO.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30-03-2019 date of Registration is	Rs. 7,14,34,000/-
2	Cost incurred as on 30-03-2019 (based on the Estimated cost)	--
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 7,14,34,000/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,
For Anish & Associates

Partner

Lic no. NAP/NR/194/1102/99-2000.

