

Date: 27 June 2017

To
M/s. BENCHMARK TOWN PLANNING LLP
Plot No : 99,G3,
Abde Villa,
S.V Road, Khar
Mumbai - 400052

CNS Consultants
Project Management Consultants
Architects, RCC Consultants & Landscape Designer
Empaneled :- Mhada Architect, Bombay Repair Board
SRA : (PMC) Project Management Consultants
(TPQA) Third Party Quality Auditor, Repair Consultant

Subject: Certificate of Percentage of Completion of Construction Work of the Building of the entire Phase - II of the Project situated on the Plot bearing CTS No. Survey No 11, Hissa No 6/1, 6/2,7 demarcated by its boundaries (latitude 18°38'7.18" N and longitude 73° 44' 30.89" E to the North latitude 18° 38' 4.34" N and longitude 73° 44' 33.56" E to the South latitude 18° 38' 5.98" N and longitude 73° 44' 34.32" East, latitude 18°38' 5.78" N and longitude 73° 44' 29.43" E to the West of the end points) of Tathawade Rd, Punvale Bazar, Punawale, Maharashtra 411033 admeasuring 14,300 sq.mts. area (larger area) being developed by M/s. BENCHMARK TOWN PLANNING LLP

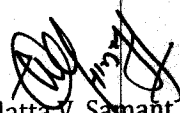
Ref: MahaRERA Registration Number _____

Sir,

I Charudatta Samant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being sale building with, of the entire Phase - II Project, situated on plot bearing CTS No. Survey No 11, Hissa No 6/1, 6/2,7 demarcated by its boundaries (latitude 18°38'7.18" N and longitude 73° 44' 30.89" E to the North latitude 18° 38' 4.34" N and longitude 73° 44' 33.56" E to the South latitude 18° 38' 5.98" N and longitude 73° 44' 34.32" East, latitude 18°38' 5.78" N and longitude 73° 44' 29.43" E to the West of the end points) of Tathawade Rd, Punvale Bazar, Punawale, Maharashtra 411033 admeasuring 14,300 sq.mts. area (larger area) being developed by M/s. BENCHMARK TOWN PLANNING LLP

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

- (i) Mr. Deepak Gala as Architect
- (ii) Mr. Hansal Parikh as Structural Consultant
- (iii) Mr. Abhay Pimpalkhare (Integrated Consultant) as MEP Consultant
- (iv) Mr. Vinit Prakash Godavale as Site Supervisor


Charudatta V. Samant
Chartered engineer
(CE/LM/110735-15)

Website : www.cnsconsultants.org • **E-mail :** consultants.cns@gmail.com • cns.consultants@rediffmail.com

G-1, Gandhar Plot No. 214, RDP-6, Charkop,
Kandivali (W), Mumbai - 400 067. Tel.: 98339 72984

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 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. Vinit Prakash Godavale 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.

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.33.19 cr. (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 from the Slum Rehabilitation Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.2.25 cr. (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 Slum Rehabilitation Authority (SRA) is estimated at Rs.30.94 cr. (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 :

TABLE A
Building : Cyprus

Sr. No.	Particulars	Amounts Rupees In Crore
1	Total Estimated cost of the building/wing as on 31 st March 2017 date of Registration is	Rs.31.96 cr.
2	Cost incurred as on 31 st March 2017 (based on the Estimated cost)	Rs.2.25 cr.
3	Work done in Percentage (as Percentage of the estimated cost)	7.04 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.29.71 cr.
5	Cost Incurred on Additional /Extra Items as on 31 st March 2017 not included in the Estimated Cost (Annexure A)	Nil




Charudatta V. Samant
Chartered engineer
(CE/LM/110735-15)

TABLE B
Building : Cyprus

Sr. No.	Particulars	Amounts Rupees In Crore
		Rs.1.23 cr.
1	Total Estimated cost of the building/wing as on 31 st March 2017 date of Registration is	-
2	Cost incurred as on 31 st March 2017 (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1.23 cr.
5	Cost Incurred on Additional /Extra Items as on 31 st March 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully


Charudatta V. Samant
Chartered engineer
(CE/LM/110735-15)

*** 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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)