

AIJAZ ABOOBAKER CHHAPRA

A-103 NIRMAN COTTAGE CHS LTD, YARI ROAD VERSOVA, ANDHERI (W) - 400 061
TEL NO – 09930807202 – Email: chhapraaijaz1803@yahoo.co.in

Form – 2

[See Regulation 3]

Date: 10th February, 2021

To,
M/s Mayfair Housing,
1, Mayfair Meridian,
Near St. Blaise Church,
Ceaser Road, Andheri (West),
Mumbai – 400 058.

Subject: Certificate of Cost Incurred for Development of "Mayfair Virar Gardens Building No. 23, 24 and 25" Project for Construction of Building of the aforesaid Project [MahaRERA: To be applied] situated on plot bearing S. No. 195 H.No.1 & 2, S. No.196 H. No.1D, S.No.211 H. No. 11/1/3, 14/1, S.No.212 H. No. 1, 3, 4, 8/1 & 8/2, S. No. 213, 214, 215, 216, S. No.223 H. No. 1, 2, 3, S. No 224 H. No.1 to 18, S. No. 225 H. No. 1, 2, 3/1, 3/2, 5, 6 & 8, S. No. 226 H. No.3/2, S. No.227 H. No.1, 2/1, 2/2, 3, 4, 5, S.No.228 H.No.3/2, situated at Virar West, Village Bolinj, Tal: Vasai, Dist: Palghar (latitude and longitude of the end points):

Latitude: 19°26'37.74"N | **Longitude:** 72°48'1.53"E

S. No.196, 197, 361 & 30 mtr. Virar-Agashi Road to the North;

S. No.226, 234, 244 to the South;

S. No.217, 392 (B) & 40 mtr. D.P. Road to the East;

S. No.210, 211 & 228 to the West;

Admeasuring 2,206.85 sq. mtrs. area being developed by M/s. Mayfair Housing

Sir,

I, Aijaz A. Chhapra have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA having Registration No. To be applied, being "Mayfair Virar Gardens Building No. 23, 24 and 25" situated on the plot bearing S. No. 195 H.No.1 & 2, S. No.196 H. No.1D, S.No.211 H. No. 11/1/3, 14/1, S.No.212 H. No. 1, 3, 4, 8/1 & 8/2, S. No. 213, 214, 215, 216, S. No.223 H. No. 1, 2, 3, S. No 224 H. No.1 to 18, S. No. 225 H. No. 1, 2, 3/1, 3/2, 5, 6 & 8, S. No. 226 H. No.3/2, S. No.227 H. No.1, 2/1, 2/2, 3, 4, 5, S.No.228 H.No.3/2, situated at Virar West, Village Bolinj, Tal: Vasai, Dist: Palghar admeasuring 2,206.85 sq. mts. area being developed by M/s Mayfair Housing.

Aijaz Chhapra

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

- Smt. Sonali Bagwadkar as an Architect
- Shri. Aijaz Chhapara as Project Engineer

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 us, 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.71,39,00,000/- (Rupees Seventy One Crore Thirty Nine Lakhs Only) (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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.2,10,77,445/- (Rupees Two Crore Ten Lakhs Seventy Seven Thousand Four Hundred & Forty Five Only) (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 of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at Rs.69,28,22,555/- (Rupees Sixty Nine Crore Twenty Eight Lakhs Twenty Two Thousand Five Hundred & Fifty Five Only) (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:



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Building: MAYFAIR VIRAR GARDENS BUILDING NO. 23, 24 and 25

TABLE A

Sr. No.	Particulars	Amount
1	Total Estimated Cost of the building/wing as on 31st January 2021	Rs.64,90,00,000
2	Cost Incurred as on 31st January 2021 (based on the Estimated Cost)	Rs.1,48,75,921
3	Work done in Percentage (as percentage of the Estimated Cost)	2.29%
4	Balance Cost to be Incurred (based on the Estimated Cost)	Rs.63,41,24,079
5	Cost Incurred on Additional/Extra Items as on 31st January 2021 not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE B

Sr. No.	Particulars	Amount
1	Total Estimated Cost of the Internal and External development works including amenities and facilities in the layout as on 31st January 2021	Rs.6,49,00,000
2	Cost Incurred as on 31st January 2021 (based on the Estimated Cost)	Rs.62,01,524
3	Work done in Percentage (as percentage of the Estimated Cost)	9.56%
4	Balance Cost to be Incurred (based on the Estimated Cost)	Rs.5,86,98,476
5	Cost Incurred on Additional/Extra Items as on 31st January 2021 not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully,

Aijaz Aboobaker Chhapra
(B.E. Civil)

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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.

Annexure A

List of Extra I Additional Items executed with Cost
(Which were not parts of the original Estimate of Total Cost)

NIL

AAE hsm -