

Date – 21/03/2022

To,
M/s Shellproof Reality Pvt. Ltd.
Shop No.1, Building No. 3, Wing C,
Gladiolus Tower, Sector No. 3,
Yashwant Smart City, Vasai (E),
Gokhiware, Tal: Vasai, Dist: Palghar-401208.

Dear Sir,

Subject: Certificate of Percentage of Completion of Construction Work of Residential with Shopline Building No.3, Wing C & D (Stilt+16) in Sector-III known as “GLADIOLUS TOWER” having MahaRERA Registration Number-P99000029340 being developed by M/s. Shellproof Reality Pvt. Ltd.

Sir,

I, Shri Mr. Mukesh Kumar have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under MahaRera, of Building No.3, Wing C & D (Stilt+16) in Sector-III known as “GLADIOLUS TOWER” having MahaRERA Registration Number-P99000029340 being developed by M/s. Shellproof Reality Pvt. Ltd.

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

- M/s. SANAT MEHTA & ASSOCIATES as L.E/ Architect.
- M/s. Jay Shree Krishna Consulting Engineer as Structural Consultant.
- M/s, Shri,..... as MEP Consultant.
- Mr. Mukesh Kumar as Quantity Surveyor.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Buildings 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. Mukesh Kumar and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 30,00,00,000/- (Table A + B). The estimated Total Cost of project is with reference to the Civil, MEP and allied work for the aforesaid Project.

- Allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the buildings from the **TOWN PLANNING** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date is calculated at Rs. 9,00,00,000/- (Table A+B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 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 Mr. Mukesh Kumar is estimated at Rs. 21,00,00,000/- (Table A + 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
 Residential with Shop line Building No.3, Wings C & D (Stilt+16):-

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing as on 25.02.2022 date of Registration is	Rs. 26,00,00,000/-
2	Cost incurred as on 25.02.2022 (based on the Estimated cost)	Rs.9,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	34.62%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 25.02.2022 not included in the Estimated Cost (Annexure A)	NILL

Table B
 Residential with Shop line Building No.3, Wings C & D (Stilt+16):-

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25.02.2022 date of Registration is	Rs. 4,00,00,000/-
2	Cost incurred as on 31.05.21 (based on the Estimated cost).	Rs. 00.00/-
3	Work done in Percentage (as Percentage of the estimated cost).	00%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 4,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 25.02.2022 not included in the Estimated Cost (Annexure A).	NILL

Yours Faithfully



MUKESH KUMAR
 REG: (STR/M/103)

List of Extra/Additional Items executed Cost (Which were not part of the original Estimate of TotalCost) NILL