

ACE PROJECT CONSULTANCY

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Form 2 ENGINEER'S CERTIFICATE

Date: 08th April 2022

To,
M/s. Vishwashakti CHSL & M/s. Pestom Sagar CHSL,
Plot No. 30 & 31, Pestom Sagar Road No.04,
Chembur, Mumbai 400089.

Subject: Certificate of cost incurred for development of Vishwa Sangam for construction of 01 building of the one phase situated on the plot bearing CTS No. no. 630 and 631 demarcated by its boundaries: CTS No.633 to the North; 18.30 mt. wide road to the South; CTS No. 632 to the East; 13.00 mt. wide Road to the West of village Chembur, taluka M/W Ward, District Mumbai, Pin 400089 admeasuring 1505.30 sq.mts. area (including Road Set-back) being developed by [M/s. Vishwashakti CHSL & M/s. Pestom Sagar CHSL].

Sir,

I Anand Sharma have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under Maha RERA, being Vishwa Sangam situated on the plot bearing CTS no. 630 and 631, admeasuring 1505.30 sq.mts. area (including Road Set-back) being developed by [M/s. Vishwashakti CHSL & M/s. Pestom Sagar CHSL].

Following technical Professionals are appointed by Owner/ Promoter.

- (i) Shri. Ajit P. Redkar of Redkar & Redkar as Architect
- (ii) M/s. JW Consultants LLP as Structural Consultant
- (iii) M/s. Integrated technical Services as MEP Consultants
- (iv) Quantity surveying done by Trident Engineering Services (Mr. Aashish Ekbote)

1. 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 calculation are based on the drawing/ 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 developer's engineering staff appointed by the developer, and the assumption of

- cost of material, labour and other inputs made by developer, and site inspection carried out by us.
2. We estimate Total estimated cost of completion of the building(s) of the aforesaid project under reference as **Rs. 240000000/-** (total of table A & B). The Estimated total cost of project is with the 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
 3. The estimated cost incurred till date is calculated at Rs. **0.000/-** (total of table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
 4. The balance cost of completion of civil, MEP, and allied works of the building (s) of the subject project to obtain occupation certificate from MCGM (planning Authority) is estimated at Rs. **0.000/-** (total of table A and B)
 5. I certify that the cost of Civil, MEP and allied works for the aforesaid project as completed on the date of this certificate is given in Table A and B below:

Building called Vishwa Sangam 17th Floor,

Table A :

Sr NO	Particular	Amounts
1	Total estimated cost of building/ wing as on 04th April 2022 is	23,28,00,000.00/-
2	Cost incurred as on (based on percentage of the estimated cost) on 04th April 2022	0.00/-
3	Work done in percentage (As percentage of estimated cost)	0.00%
4	Balance cost to be incurred (Based on estimated cost)	0.00 /-
5	Cost incurred on additional / extra Items as on 04th April 2022 not included in the estimated cost (Annexure A)	0.00/-

Table B:

Sr. NO.	Particulars	Amounts
1	Total estimated cost of internal and external development works including amenities and facilities in the layout as on 04th April 2022 is	Rs. 72,00,000/-
2	Cost occurred as on 04th April 2022 (Based on the estimated cost)	Rs. 00.00 /-
3	Work Done percentage (As percentage of the estimated cost)	
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 0.00/-
5.	Cost incurred on additional/ extra items as on 04th April 2022 not included in the estimated cost (Annexure B)	Rs. 0.00/-

Note: Rate are without taxes.

Yours faithfully



ACE PROJECT CONSULTANCY

Anand Sharma

(B.E. Constrution)

Agreed and accepted by:

Signature of the Promoter *Sunil . H. mokha*

Name: M/s. Vishwashakti CHSL & M/s. Pestom Sagar CHSL

Date: 11th April 2022