

DHAVAL.H.SHAH
ENGINEER & LICENSED SURVEYOR
L.S NO /672

GR FLOOR, OFFICE NO 01,
NIRANT APARTMENT,
NEW NAGARDAS CROSS RD,
ANDHERI (E).
MOB NO 9833985581,
EMAIL: -dhawal10@hotmail.com

DATE: 01-10-2021

To,
M/s KEYTECH
GB Shivchhaya Co-op. Hsg. Soc. Ltd.
Sir M.V.Road. Andheri (East)
Mumbai-4000069

Subject :- Certificate of percentage of completion of construction work of Building of project KNOWN as JITEN CHS situated on the Plot bearing CTS no 636 village AMBIVALI J.P. Road ANDHERI WEST demarcated by its boundaries (latitude and longitude of the end points) 27.45 WIDE J. P. Road to the SOUTH , MAJOR NALLA to the NORTH, C.T.S. No.638/3 to the East, C.T.S. No634. to the West of village Ambivali in Taluka ANDHERI and District MUMBAI SUBURN MUMBAI 400058 at PLOT admeasuring 3647.10 sq.mts area being developed by M/s KEYTECH

Ref: MahaRERA Registration Number
Sir,

I, **DHAVAL H SHAH** have undertaken assignment of certifying estimation cost for the subject rera estate Project proposed to be registered under MahaRERA, new India heights, C.T.S. No.638/3 to the East, C.T.S. No634. to the West of village Ambivali in Taluka ANDHERI and District MUMBAI SUBURN MUMBAI 400058 at PLOT admeasuring 3647.10 sq.mts area being developed by M/s KEY TECH.

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

- (i) M/s KULIN Bhupendra Patrawala - as Architect
- (ii) M/s NEEL SOLUTION - as structural consultant
- (iii) M/s CHANDRHAS KOTIAN ELECTRIC WORK CONSULTANT
- (iv) Shri Dhaval H Shah As Supervisor

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(s) 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 Shri kuntal shah as 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.



3. We estimate Total Estimated Cost of completion of the building(s)(WING A B & C) of the aforesaid project under reference as Rs 28,32,04,000+ Rs 15,88,08,000 = (Rs 44,20,12,000) 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 B.M.C being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs.16, 83,000/- (Total of Table/ A and B) .The amount of Estimated Cost Incurred is calculated on the base of amounts 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 planning Authority) is estimated at Rs 4,42,01,000/- 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 & B Below:

Table A

WING A (RESIDENTIAL+ COMMERCIAL SHOPS)(REHAB +SALE)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building	94401333.33/- +79404000=173805333.33/-
2	Cost incurred as on 30/9/21 (based on the Estimated cost) Work done in Percentage	NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,38,05,333.33
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

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Table A

WING B (RESIDENTIAL+ COMMERCIAL SHOPS)(REHAB +SALE)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building	94401333.33/- +79404000=173805333.33/-
2	Cost incurred as on 30/9/21 (based on the Estimated cost) Work done in Percentage	NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,38,05,333.33
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Table A

WING C (RESIDENTIAL-REHAB)

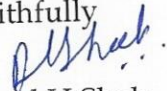
Sr. No.	Particulars	Amount
	Total Estimated cost of the building	9,44,01,333.33/-
2	Cost incurred as on 30/9/21 (based on the Estimated cost) Work done in Percentage	NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,44,01,333.33/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

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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 ondate of Registration is	4,42,01,000
2	Cost incurred as on 30/9/21	16,83,000
3	Work done in Percentage	1%
4	Balance cost to be incurred Based on Estimated Cost	4,25,18,000
5	Cost Incurred on Additional / Extra Items As onnot included in the Estimated Cost (Annexure) A)	NIL

Yours Faithfully


Shri Dhaval.H Shah
(License No S/605/SS-II)

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 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 was not part of the original Estimate of Total Cost)