

Sanat Mehta & ASSOCIATES

Civil Engineers & Architectural Project Consultants

Rameshwar Tower, A-103, Shimpoli Road, Next to Gokhale School Borivali (W), Mumbai - 400 092. Tel.: 022-28999298.



REF NO.: SMA/RERA/092/164D/17.

July 31, 2017.

To,
M/s. Sai Shakti Enterprises,
Sai Garden, G/3, Indralok, Phase III,
Bhayandar (East),
Thane - 401105.

Dear Sir,

Sub: Certificate of Cost Incurred for development of Wing C in Residential with shopline building No. 5 (G + 9) known as "OM SAI HEIGHTS-II" in Phase - II, Sector -IV, partly situated on the S.No. 203, demarcated by its latitude 19°25'58.54''North and longitude 72°48'32.67''East, of Division: Konkan, Vill: Nilemore, Tal: Vasai, Dist: Palghar, PIN - 401203 admeasuring 259.01 Sq.m coverage area being developed by M/s. Sai Shakti Enterprises.

We M/s. SANAT MEHTA & ASSOCIATES (Mr. Mukesh Kumar, Reg.No. STR/M/103) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of Wing C in Residential with shopline building No. 5 (G + 9) known as "OM SAI HEIGHTS-II" in Phase - II, Sector -IV, partly situated on the S.No. 203, demarcated by its latitude 19°25'58.54''North and longitude 72°48'32.67''East, of Division: Konkan, Vill: Nilemore, Tal: Vasai, Dist: Palghar, PIN - 401203 admeasuring 259.01 Sq.m coverage area being developed by M/s. Sai Shakti Enterprises.

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

- (i) M/s. SANAT MEHTA & ASSOCIATES as L.S. / Architect.
- (ii) M/s. SHILPLEKHA CONSULTANT as Structural Consultant.
- (iii) M/s. ----- as MEP Consultant
- (iv) M/s /Shri 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 Building. 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 MUKESH KUMAR 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 of the aforesaid project under reference as Rs. 5,05,53,126/- (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 VVCMC (Vasai, virar municipal , corporation) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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3. The Estimated Cost Incurred till date is calculated at Rs.3,24,55,106 /- (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 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. 1,80,98,019/- (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
Ph -II, Sector – IV, Residential with shophline Building No.5, Wing C:-

Sr.No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 21-07-2017 date of Registration is	Rs. 4,29,70,157/-
2	Cost incurred as on 21-07-2017 (based on the Estimated cost)	Rs. 3,09,38,513/-
3	Work done in Percentage (As percentage of the estimated cost)	72%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 1,20,31,643/-
5	Cost incurred on Additional / Extra items as on 21-07-2017 not included in the estimated cost (Annexure A)	Rs. NIL

TABLE B

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 21-07-2017 date of Registration is	Rs. 75,82,969/-
2	Cost incurred as on 21-07-2017 (based on the Estimated cost).	Rs. 15,16,593/-
3	Work done in Percentage (as Percentage of the estimated cost).	20%

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4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 60,66,375/-
5	Cost Incurred on Additional /Extra Items as on 21-07-2017 not included in the Estimated Cost (Annexure A).	Rs .NIL

Yours Faithfully,
For SANAT MEHTA & ASSOCIATES

MUKESH KUMAR
STR/M/103

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) The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- 3) 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.
- 4) All components of work with specifications are indicative and not exhaustive.