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Darsh Consult

CONSULTING STRUCTURAL ENGINEERS & REPAIRING CONSULTANTS

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ENGINEER'S CERTIFICATE

Date: 06.01.2024.

To,
M/s. VRAJ KAMMAN REAL ESTATE DEVELOPERS Pvt. Ltd.,
Vraj Group, Second floor, Simran Centre,
Parsi Panchayat Road,
Andheri (E), Mumbai- 400 069.

Subject : Certificate of Cost Incurred for development as on 31.12.2023 of "HIRKANI Chsl" of the Project having **MahaRERA Registration No (P51800003206)**, being developed by **Shri Jay Morzaria**, Director of M/s. VRAJ KAMMAN REAL ESTATE DEVELOPERS Pvt. Ltd., C.A. to M/s. HIRKANI CHSL (Owner).

Sir,

1. I **Yogesh D. Vaja** have undertaken assignment of certifying Estimated Cost of "HIRKANI Chsl" of the Project having **MahaRERA Registration No (P51800003206)**, being developed by **Shri Jay Morzaria**, Director of M/s. VRAJ KAMMAN REAL ESTATE DEVELOPERS Pvt. Ltd., C.A. to M/s. HIRKANI CHSL (Owner).
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings, plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by Quantity Surveyor Mr. Gulabbhai Madhavji Pandhi appointed by Developer, the assumption of the cost of material labour and other inputs made by developer and the site inspection carried out by us to ascertain / confirm the above analysis given to us.



3. We estimated **Rs. 6,37,20,000** /- (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MFP and Allied works required for completion of the apartments and Proportionated completion of internal & external works, as per specifications mentioned in agreement of sale and for purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / layout / Plotted Development from the **Brihanmumbai Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost incurred till date is calculated at **Rs. 3,29,81,000** /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services and unit cost of these items.
5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated **Rs. 3,07,39,000** /- (Total of Table A and B)
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A
Building named as HIRKANI CHSL

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 09.09.2021 date of Registration is	Rs. 5,78,20,000 /-
2	Cost incurred as on 31.12.2023 (based on the Estimated cost)	Rs. 3,18,01,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	55 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,60,19,000 /-
5	Cost Incurred on Additional /Extra Items as on 31.12.2023 not included in the Estimated Cost (Table C)	Nil



TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 09.09.2021 date of Registration is	Rs. 59,00,000 /-
2	Cost incurred as on 31.12.2023 (based on the Estimated cost)	Rs. 11,80,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	20 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 47,20,000 /-
5	Cost Incurred on Additional /Extra Items as on 31.12.2023 not included in the Estimated Cost (Table C)	Nil

TABLE C

List of Extra/Additional/Deleted Items considered in cost
(Which were not a part of original estimate of Total cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (in Rs.)
1.	N.A.	
2.	N.A.	

Yours Faithfully,
For M/s. DARSH CONSULT,

YOGESH D. VAJA B.E. (CIVIL),
CONSULTING STRUCTURAL ENGINEER



Agreed & Accepted by

Signature of Promoter

Name:

Date: