

SK ASSOCIATES
INTERIOR DESIGNER & CONSULTANTS

304, Bldg no. 8, Balaji CHS, Krishna Vatika, Shakti Nagar, Dahisar (East), Mumbai 400 068

DATE -30/09/2023

To,
Vishal-I Co- Operative Housing Society LTD.
Land Bearing F.P.no 744,
T.P.S. Borivali III of Village- Borivali,
at Soniwadi Borivali West, situated in R/C Ward,
Mumbai-400092.

Subject: Certificate of cost Incurred for Re-Development of 'Vishal-I Co- Operative Housing Society LTD ' Project for Construction Building comprising of the Project [To be registered under Maha RERA] situated on the Land Bearing F.P.no 744, T.P.S. Borivali III of Village- Borivali at Soniwadi Borivali West, situated in R/C Ward, Mumbai-400092.demarcated by its boundaries (latitude and longitude of the end points) 19.22290.-72.85163 to the North 19.22280-72.85163 to the South 19.22281-72.85191 to the East 19.22288 – 72.85144 to the West of Division North, village Borivali West taluka Borivali District Mumbai PIN 400092. Plot area admeasuring 1287.10Sq.mts. being developed by Shri. Chintan N. Maniar of M/s Hum Developer PVT. Ltd.

Sir,

I Mr. Kamlesh S. Shinde has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Building comprising of the Project, situated on the Land Bearing F.P.no 744, T.P.S. Borivali III of Village- Borivali at Soniwadi Borivali West, situated in R/C Ward, Mumbai-400092.Plot Area admeasuring 1287.10sq.mts. Being re-developed by Shri. Chintan N. Maniar of M/s Hum Developer PVT. Ltd.

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

- (i) Shri. Ankit S. Shah as Architect/ Licensed Surveyor.
- (ii) Shri. K.C. Shah as Structural Consultant.
- (iii) M/s. SK Associate as MEP Consultant.
- (iv) Mr. Pravin warke (Chartered Engineer)as Quantity Surveyor * Engineer.
- (v) Mr. Kamlesh Shinde as Engineer.

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 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 Engineer's Office / quantity Surveyor* Mr. Kamlesh S. Shinde appointed by the 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) of the aforesaid project under reference as Rs. 11,99,71,237/- (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 under reference from the BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated as Rs. 10,14,48,227/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building in the plot under reference to obtain Occupation Certificate / Completion Certificate from BMC (planning Authority) is estimated at Rs. 1,85,23,010/- (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

Building Known as "Vishal-1 Co- Operative Housing Society LTD" having on the Land Bearing F.P.no 744, T.P.S. Borivali III of Village- Borivali at Soniwadi Borivali West, situated in R/C Ward, Mumbai-400092.

Sr. no.	Particulars	Amount
1	Total Estimated construction cost of the building comprising of as on 28-05-2022 is	Rs. 11,39,72,676/-
2	Cost incurred as on 30/09/2023 (based on the Estimated cost)	Rs.10,02,95,955/-
3	Work done in Percentage (as Percentage of the estimated cost)	88.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,36,76,721/-
5	Cost Incurred on Additional / Extra Items as on 30/09/2023 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE – B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. no.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28-05-2022 date of Registration is	Rs. 59,98,561/-
2	Cost incurred as on 30/06/2023 (based on the Estimated cost)	Rs. 11,52,272/-
3	Work done in Percentage (as Percentage of the estimated cost)	19.21%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 48,46,289/-
5	Cost Incurred on Additional / Extra Items as on 30/09/2023 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully,



Kamlesh S. Shinde
(Civil Engineer)
(Lic. No. S/772/SS I)

* 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 independent quantity Surveyor, whose certificate of quantity calculated can be relied upon by the 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 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.