

GIRISH VALA

(B.Tech Civil, MS in Construction Management)

102, Akaksha, Asha Nagar, W.E. Highway, Kandivali East, Mumbai 400101

Date : 1st July '17

To,
SAHAJANAND DEVELOPERS

Subject : Certificate of Cost Incurred for development of 'Arista' Construction Work of 3 (Three) No. of Building of the First Phase of the Real Estate Project proposed to be registered under MahaRERA situated on the Plot bearing CTS No. 26(pt) demarcated by its boundaries 19.153879 latitude and 72.844586 longitude

12.2 meter wide ext road to the North; Property of siddharth CHS Ltd to the South;

Bldg. 6 & 7 & S.V.Road to the East; 18.3 metre wide probodhan thakrey to the West

of Division: Konkan, District: Mumbai Suburban, Taluka: Taluka: Borivali, village Goregaon, PIN: 400104 admeasuring 8659.44 Sq. m. area being developed by M/s. Sahajanand Developers.

Sir,

I/ We Girish Vala have undertaken assignment of certifying Estimated Cost of the subject Real Estate Project proposed to be registered under MahaRERA being 3 (Three) No. of Building of the First Phase of the Real Estate Project situated on the Plot bearing CTS No. 26(pt) of Division: Konkan, District: Mumbai Suburban, Taluka: : Borivali, village Goregaon, PIN: 400104 admeasuring 8659.44 Sq. m. area being developed by M/s. Sahajanand Developers.

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

- (i) Shri Con Arch India. as Architect /L.S.;
- (ii) M/s JW Consultant LLP as Structural Consultant
- (iii) M/s Hydro Mechanical & ECON Pollution Control as MEP Consultant
- (iv) Shri Manoj Sadangi as Site 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 Girish Vala quantity Surveyor* appointed by Developer/Engineer,

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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 205,43,89,987 (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 Mumbai Housing and Area Development Board (MHADA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 57,95,26,300 (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Mumbai Housing and Area Development Board (MHADA) is estimated at Rs. 147,48,63,687 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 called 'Wing A'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>30th June'2017</u> date of Registration is	<u>Rs.20,45,41,689 /-</u>
2	Cost incurred as on <u>30th June'2017</u> (based on the Estimated cost)	<u>Rs. 10,83,87,709 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>53 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 9,61,53,980 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>NA</u>

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Building called 'Wing B'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>30th June'2017</u> date of Registration is	<u>Rs. 24,01,53,680</u>
2	Cost incurred as on <u>30th June'2017</u> (based on the Estimated cost)	<u>Rs. 16,25,81,563</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>67.7%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 7,75,72,117 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>NA</u>

Building called 'Wing C'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>30th June'2017</u> date of Registration is	<u>Rs. 151,12,17,042 /-</u>
2	Cost incurred as on <u>30th June'2017</u> (based on the Estimated cost)	<u>Rs. 30,85,57,028 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>20.41 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 120,26,60,014 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>NA</u>

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Table B

For entire Registered Phase of the Real Estate Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30th June'2017</u> date of Registration is	<u>Rs. 9,84,77,576 /-</u>
2	Cost incurred as on <u>30th June'2017</u> (based on the Estimated cost)	<u>Rs.0 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 9,84,77,576 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>NA</u>

Yours Faithfully



Mr. GIRISH VALA

License No. NA

* 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.

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Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Note

The Information at Serial no. 5 of both Table 'A' & 'B' as well as 'Annexure A' will not be applicable at this point of time as we are submitting this form for registration of project, so all the work will be estimated at this stage. These fields will be required in future certificates only when some additional work is carried out which was not originally estimated for.

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