



:- Row House- 4, Dheeraj Savera,
Opp. Siddharth Nagar,
Borivali-E, Mumbai-400066.



:- 022-65205618 FAX: 022-28851641

Email :- mail@nexuspspl.com

Web :- www.nexuspspl.com



Project Solutions Pvt. Ltd

ENGINEER'S CERTIFICATE

Date :- 25-07-2017

To,

Primaterra Buildtech Pvt. Ltd.

(Formerly Known as Roha Infrastructure Developers Pvt Ltd.)

C.A. to Satsang Bharti C.H.S.L.

701 & 702, Akruti Orion,

Shardhanad Road,

Vile Parle (E),

Mumbai 400 057

Subject : Certificate of Cost Incurred of Construction Work of proposed building known as "**Satsang Bharti Chs Ltd**". Plot bearing **C.T.S. no. 97A/24 of village-Chinchavali**, situated at **Upper Govind Nagar, Malad (East), Mumbai**, demarcated by its boundaries. (19°10'03.83"N and 73°04'42.08"E) 9.15m. wide Existing road to the North, 9.15m. Wide kailash puri Road to the South, C.T.S. No. 97/A/28 to the East, & C.T.S. 97/A23/2 to the West, Division- **Konkan**, Taluka- **Borivali**, District-**Mumbai**, State **Maharashtra**, PIN **400 97**, Plot admeasuring 9189.00 sq.mts. Plot being developed by **M/s.Primaterra Buildtech Pvt. Ltd. (Formerly Known as, Roha Infrastructure Developers Pvt Ltd.) C.A.to Satsang Bharti C.H.S.L**

Dear Sir,

I/ We M/s Nexus Project solutions Pvt.Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential building project, situated on the plot bearing **C.T.S. no. 97A/24 of village Chinchavali**, , situated at **Upper Govind Nagar, Malad (East)**, Taluka **Borivali**, District **Mumbai**, State **Maharashtra**, PIN **400 97**, Plot admeasuring **9189.00 sq.mts**. Plot being developed by **M/s.Primaterra Buildtech Pvt. Ltd., Roha Infrastructure Developers Pvt Ltd. C.A. to Satsang Bharti C.H.S.L.**



Following technical professionals are appointed by the Promoter :

- (i) M/s. **Bhavin Arvind Modi** as Lic Architect.
- (ii) M/s. **J W Consultants** as Structural Consultant.
- (iii) M/s. **Nexus Project solutions Pvt.Ltd** as MEP Consultant
- (iv) M/s. **Nexus Project solutions Pvt.Ltd** as PMC/ 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(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 M/s Nexus Project solutions Pvt.Ltd 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) of the aforesaid project under reference as ₹12693,31,846/- (Total of Table 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at ₹ 6243,31,846/- (Total of Table 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 MCGM (planning Authority) is estimated at ₹ 6450,00,000/- (Total of Table 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
A-Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 25-07-2017 the date of Registration is	<u>₹ 1979,09,422 /-</u>
2	Cost incurred as on 25-07-2017 (based on the Estimated cost)	<u>₹1098,97,407 /-</u>







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3	Work done in Percentage (as Percentage of the estimated cost)	<u>55.53%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹ 880,12,014/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

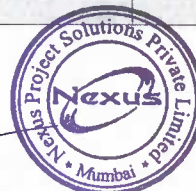
B-Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 25-07-2017 date of Registration is	<u>₹ 2418,89,294/-</u>
2	Cost incurred as on 25-07-2017 (based on the Estimated cost)	<u>₹134319053 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>55.53%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹ 1075,70,240/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

C-Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 25-07-2017 the date of Registration is	<u>₹ 1785,83,799/-</u>

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2	Cost incurred as on 25-07-2017 (based on the Estimated cost)	<u>₹991,66,054 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>55.53 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹794,17,744/-</u>
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	

D-Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 25-07-2017 the date of Registration is	<u>₹ 3254,74,665/-</u>
2	Cost incurred as on 25-07-2017 (based on the Estimated cost)	<u>₹140474665 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>43.16%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹1850,00,000/-</u>
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	

E-Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 25-07-2017 the date of Registration is	<u>₹ 3254,74,665/-</u>

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2	Cost incurred as on 25-07-2017 (based on the Estimated cost)	<u>₹ 1404,74,665/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>43.16%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹ 1850,00,000/-</u>
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	

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 25-07-2017 the date of Registration is	<u>₹12693,31,846/-</u>
2	Cost incurred as on 25-07-2017 (based on the Estimated cost)	<u>₹ 6243,31,846/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>49.19%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹ 6450,00,000/-</u>
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	

Yours Faithfully


KAILASH ANWALA

(Licence No.NA)



जय नारायण व्यास विश्वविद्यालय जोधपुर

(पूर्व जोधपुर विश्वविद्यालय)

प्रमाणित किया जाता है कि

कैलाश आंवला

ने इस विश्वविद्यालय से 1998 की परीक्षा में

बैचलर ऑफ इंजीनियरिंग

सिविल इंजीनियरी

की उपाधि प्रथम श्रेणी में प्राप्त की

JAI NARAIN VYAS UNIVERSITY JODHPUR

(ERSTWHILE UNIVERSITY OF JODHPUR)

This is to certify that

KAILASH ANWALA

obtained the degree of

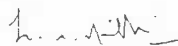
BACHELOR OF ENGINEERING

CIVIL ENGINEERING

of this University in the

Examination of 1998 and that

he/she was placed in the First Division



Vice-Chancellor

वाइस-चान्सलर

जुलाई 8, 2000



