

PYRAMID CONSULTANTS

STRUCTURAL ENGINEERS

RP 26, Near Ganesh Visarajan Talao,
Milap Nagar, M.I.D.C. Dombivali (E) – 421203.
PH: +91-9323841799

Reference No. 7850-DC-01

Date: 30-06-2017

To,
KSHITIJ REALTORS AND DEVELOPERS
01, Sharda Kuteer,
Dr. Ambedkar Road
Mulund West,
Mumbai – 400080

Subject: Certificate of Cost Incurred for Development of KSHITIJ VIVANTA for Construction of 1 Building - Sale Wing & Rehab Wing of the ONLY PHASE building situated on the plot bearing S. No. 244(pt.), 244(1) demarcated by its boundaries (latitude and longitude of the end points) 244(pt.) to the North 244(pt.) to the South LAKE ROAD to the East 244(pt.) to the West of Division S-WARD village BHANDUP Taluka KURLA, District MUMBAI, PIN 400078 admeasuring 1120 sq.m. area being developed by KSHITIJ REALTORS AND DEVELOPERS.

Ref: RERA Registration Number _____

Sir,

We M/s. PYRAMID CONSULTANTS have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under RERA, being 1 building, Sale Wing & Rehab Wing of the ONLY PHASE building situated on the plot bearing S. No. 244(pt), 244(1) of Division S-WARD village BHANDUP, Taluka KURLA, District -MUMBAI, PIN 400078 admeasuring 1120 sq.m. area being developed by KSHITIJ REALTORS AND DEVELOPERS

1. Following technical professionals are appointed by Owner / Promote
 - (i) M/s. S.S ASSOCIATES as L.S./Architect;
 - (ii) M/s. PYRAMID CONSULTANTS as Structural Consultant
 - (iii) Shri. MANGESH SABLE as MEP Consultant
 - (iv) Shri. HARSH PATEL 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(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 Shri. Harsh Patel quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor 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. 16,83,25,085/-. 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 S.R.A being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 5, 27, 42,000/-. 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 S.R.A(planning Authority) is estimated at Rs11,55,83,085/-.
6. I certify that the cost of the civil, MEP & allied work for the aforesaid project as completed on the date of this certificate is as given in table A & B below

Amged.

TABLE A
Building /Wing bearing Number 1 or called SALE

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/6/2017 date of Registration is	Rs. 9,35,00,000/-
2	Cost incurred as on 30/6/2017 (based on the Estimated cost)	Rs. 2,80,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,54,50,000/-
5	Cost Incurred on Additional/Extra Items as on 30/6/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Building /Wing bearing Number 2 or called REHAB

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/6/2017 date of Registration is	Rs. 7,48,25,085/-
2	Cost incurred as on 30/6/2017 (based on the Estimated cost)	Rs. 2,46,92,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,01,33,085/-
5	Cost Incurred on Additional/Extra Items as on 30/6/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/-

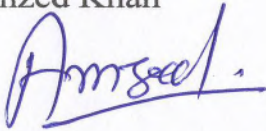
Amged.

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of Internal and External Development Works including Amenities and Facilities in the layout as on 30/6/2017 date of Registration is	Rs. 50,00,000/-
2	Cost incurred as on 30/6/2017 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,00,000/-
5	Cost Incurred on Additional/Extra Items as on 30/6/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully,

Amzed Khan



Bmc. Lic. No. STR/K/174