

Date: 25th July 2017

To,
Tejukaya Realty,
Matunga, Mumbai.

Subject:

Reference: IOD CHE/CTY/1281/ F/S/ D 337 New dated 02.04.2016

Sir,

I, Nikunj Hariya have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, situated on the Plot no. bearing C.S No.13/14,Plot no.14,demarcated by its boundaries (laltitude and longitude of the end points) Anant Malwankar Marg to the North Dattaram Lad Path (Kalachowki Road) to the South Dr. Babasaheb Ambedkar Road to the East Plot to the West of Parel-Sweri Division,at Dr.Babasaheb Ambedkar Road,Parel,Mumbai-400012 ad-measuring 1085.29 sq.mtrs.area being developed by M/S Tejukaya Realty.

Sir,

I Nikunj Hariya have undertaken assignment as Site Supervisor of certifying Percentage of Completion of Construction Work of the 1 Building/2 (A&B) Wings of the Project,situated on the Plot bearing C.S No.13/14,Plot No.14, of Parel-Sweri Division,at Dr. Babadaheb Ambedkar Road,Parel,Mumbai-400012 admeasuring 1085.29 sq.mtrs.area being developed by M/S Tejukaya Realty.

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

- (i) M/s Skyline Architects as Principal Architect
- (ii) M/s 1 Architectural Consultants as L.S.
- (iii) M/s Struct Bombay Consultants as Structural Consultant
- (iv) M/s Sustainable MEP as MEP Consultant;
- (V) Shri. Nikunj Hariya as Site Supervisor;

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of 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 us, appointed by Developer/Engineer, 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. 47,66,30,000/- (rupees forty seven crore sixty six lakhs and thirty thousand only) (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 the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated Cost Incurred till date is calculated at Rs. 0 /- (Rupees zero) (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 Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from MCGM is estimated at Rs. 47,66,33,000/- (Rupees forty seven crore sixty six lakhs and thirty thousand only) (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

Plot being C.S. No 13/14, Plot no. 14, of Parel-Sweri Division, at Dr. Babadaheb Ambedkar Road, Parel, Mumbai-400012, bearing Municipal ward no. F/S -38(1), FS-12 (2) & 13, situated at Dr. B.A. Road, demarcated by its boundaries (Latitude 18° 59' 19.4" N and longitude 72° 50' 8.5" E of the end points) to the North is Anant Malwankar Marg to the South Dattaram Lad Path (Kalachowki Road) to the East is Dr. Babasaheb Ambedkar road to the West is Parel-Sweri Division, at Dr. Babadaheb Ambedkar Road, Parel, Mumbai-400012 admeasuring 1085.29 sq.mtrs.area being developed by M/S Tejukaya Realty.

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 25 th July 2017 date of Registration	Nil
2	Cost incurred as on 25 th July 2017 (based on the Estimated cost)	Nil
3	Work done percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional/Extra Items as on 25 th July 2017 not included in the Estimated Cost (Annexure A)	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 25 th July 2017	Rs.47,66,30,000/-
2	Cost incurred as on 25 th July 2017 (based on the Estimated cost)	Rs. 0 /-
3	Work done percentage (as Percentage of the estimated cost)	0.0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.47,66,30,000/-
5	Cost Incurred on Additional/Extra Items as on 25 th July not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully,


Signature of Engineer

Nikunj Hariya

*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 an 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 calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labor, 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.

Annexure A

List of Extra/Additional Items executed with Cost
(Which was not part of the original Estimate of Total Cost)