



Anish & Associates

Licensed Surveyor & Consulting Engineer

Ref: KM/707

Date : 15/07/2017

To,
M/s. Om Sai Charan Builders,
G/2, New Sai Charan Complex, Bldg no. 1 CHS Ltd,
Prabhakar Dattu Mhatre Marg,
Behind Goddev Village, Bhayandar (E).

Sub.: Certificate of Cost Incurred for Development for construction of one Building A & B wing of the Project Sai Charan Complex Bldg no. 3 [MahaRERA Registration Number applied for] situated on the Plot bearing Survey No./ Hissa No. 80 (old)/4, 6(new)/4, demarcated by its boundaries. Survey No./ Hissa No. 80 (old)/1, 6(new)/1 to the North, Survey No./ Hissa No. 80 (old)/6, 6(new)/6 to the South, Survey No./ Hissa No. 80 (old)/5, 6(new)/5 to the East, Survey No./ Hissa No. 80 (old)/3, 6(new)/3 to the West, of Division Kokan, Village Goddev (Mira-Bhayandar (M.Corp) Taluka Thane District Thane PIN 401105 admeasuring 1729.41 sq.mts. area being developed by M/s Om Sai Charan Builders.

Sir,

I/ We M/s Anish & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one Building A & B wing of the of the Project Sai Charan Complex Bldg no. 3 situated on the Plot bearing Survey No./ Hissa No. 80 (old)/4, 6(new)/4, of Division Kokan, Village Goddev (Mira-Bhayandar (M.Corp) Taluka Thane District Thane PIN 401105 admeasuring 1729.41 sq.mts. area being developed by M/s Om Sai Charan Builders.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s Anish & Associates as L.S. / Architect ;
 - (ii) M/s Anish & Associates as Structural Consultant.
 - (iii) Shri Hussain Ibrahim Mithaiwala as Quantity Surveyor.
2. My client has 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. His estimated cost calculations are based on
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the Drawings/plans made available to us for the project under reference by the Developer and the Schedule of items and quantity for the entire work as calculated by Shri Hussain Ibrahim Mithaiwala 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. My client estimate Total Estimated Cost of completion of the building(s) of the aforesaid project (as per proposed plan subject to approval) under reference as Rs. 10,67,50,000/- (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 Mira Bhayandar Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 1,01,87,500/- (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 MBMC (planning Authority) is estimated at Rs. 9,65,62,500/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project (as per the details & information given to me by my client) as completed on the date of this certificate is as given in Table A and B below:

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TABLE A

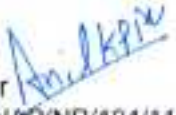
One Building A & B wing (Sai Charan Complex Bldg no. 3)

Sr. No	Particulars	Amounts
	Total Estimated cost of the building/wing as on 30/06/17 date of Registration is	Rs. 9,15,00,000 /-
	Cost incurred as on 30/06/17 (based on the Estimated cost)	Rs. 93,00,000/-
	Work done in Percentage (as Percentage of the estimated cost)	Rs. 10.16 %
	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,22,00,000 /-
	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. ____--____ /-

TABLE B

Sr. No	Particulars	Amounts
	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/17 date of Registration is	Rs. 1,52,50,000 /-
	Cost incurred as on 30/06/17 (based on the Estimated cost)	Rs 8,87,500 /-
	Work done in Percentage (as Percentage of the estimated cost)	5.82%
	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,43,62,500 /-
	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. ____--____ /-

Yours Faithfully,
For Anish & Associates

Partner 
Lic no. NAP/NR/194/1102/99-2000.