

Date: 14/04/2023

To

PERIWINKAL COSTRUCTIONS PVT LTD
Behind Dr. L.H. Hiranandani Hospital,
Tirandaz, Powai
Mumbai - 400076,

Subject: Certificate of percentage of Completion of Construction work of the real estate project known as "Kanakia Beverly Heights" The Real Estate project having an area admeasuring about 3994.79 sq.mtrs out of total area admeasuring about 14201.89 sq.mtrs of land bearing Old S No. 237/2,4,11,12,13 241/1,2,3A,3B,3C,5,9 and 242/14 New S.No.186/2,4,11,12,13, 34/1,2,3A,3B,3C,5,9, and 33/14 demarcated by its boundaries (Latitude - 19.30183 and Longitude 72.87092 to the north, Latitude - 19.30130 and Longitude 72.87162 to the South; Latitude - 19.30082 and Longitude 72.87123 to the East; Latitude 19.30137 and Longitude 72.87051 to the west of the end) of village Navghar, Taluka and District Thane is being developed by M/s. PERIWINKAL COSTRUCTIONS PVT LTD.

Ref: MahaRERA Registration Number

Sir,

I Charudatta. V. Samant undertaken assignment of certifying Estimated Cost for the subject Real Estate Project Proposed to be registered under Maha RERA, being " **Kanakia Beverly Heights** " having an area admeasuring about 3994.79 sq.mtrs out of total area admeasuring about 14201.89 sq.mtrs of land bearing Old S.No.237/2,4,11,12,13 241/1,2,3A,3B,3C,5,9 and 242/14 New S.No.186/2,4,11,12,13, 34/1,2,3A,3B,3C,5,9, and 33/14 of village Navghar, Taluka and Dist. Thane being developed by PERIWINKAL COSTRUCTIONS PVT LTD.

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

- (i) Shri. Charudatta Samant as License Surveyor
- (ii) Shri. Mahimtura Consultants as Structural Consultant
- (iii) Shri. Sudhakar Devlekar as MEP Consultant
- (iv) Shri. Abhijit Gaonkar 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 Abhijit Gaonkar quantity Surveyor* 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.

Website : www.cnsconsultants.org • E-mail : consultants.cns@gmail.com • cns.consultants@rediffmail.com

G-1, Gandhar Plot No. 214, RDP-6, Charkop,
Kandivall (W), Mumbai - 400 067. Tel.: 98339 72984

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 209.56 cr (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. Nil (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 MCGM (planning Authority) is estimated at Rs. 209.56 cr (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

Kanakia Beverly Heights

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.205.47 cr.
2	Cost incurred as on 31.03.2023 (based on the Estimated cost)	
3	Work done in Percentage (as Percentage of the estimated cost)	00.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 205.47 cr
5	Cost Incurred on Additional /Extra Items as on 31.03.2023 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Kanakia Beverly Heights

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs.04.09 cr
2	Cost incurred as on 31.03.2023 (based on the Estimated cost)	
3	Work done in Percentage (as Percentage of the estimated cost)	00.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 04.09 cr
5	Cost Incurred on Additional /Extra Items as on 31.03.2023 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Chardudatta Samant
CE/LM/110735-15)

Agreed and Accepted by:

Signature of Promoter

Name: Himanshu Kanakia

Date: 20.4.2023