

NIMISH NARESH MOKAL

Civil Engineer



Flat No. 104, C Wing, Nimbeshwar Garden, Vichumbe, Panvel - 410 206

MAHARERA - FORM 2

Date: 24/07/2017

To
M/s. Shubh Enterprises
13th Floor, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel (W),
Mumbai - 400 013.

Subject: Certificate of Cost Incurred for Development for Construction of Shubh Enterprises Building/ 1 Wing(s) of the said Phase of the Project [MahaRera Registration Number] situated on the Plot bearing C. S. No. 573-A/10, Plot no. 727, Dadar Matunga Estate, demarcated by its boundaries (latitude 19.018266 and longitude 72.850957 of the end points) to the North is Mancherji Joshi Road to the South Jahangir Wadifal Road to the North Mancherji Joshi Road of Dadar Matunga Division PIN - 400 014 admeasuring 2907 sq. mts. Area being proposed to be developed by M/s. Shubh Enterprises.

Sir,

I Mr. Nimish Mokal have undertaken assignment as Engineer of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Proposed Building/ NIL Wing(s) of the said Phase situated on the plot bearing C. S. No. 573-A/10, Plot no. 727, Dadar Matunga Estate, Mumbai - 400014 admeasuring 2907 sq. mts. area being proposed to be developed by M/s. Om Shanti Housing Development Company.

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

- (i) Mr. DILIP KADAM as L.S. / Architect;
- (ii) Mr. SATISH C. DHUPELIA as Structural Consultant
- (iii) NA as MEP Consultant
- (iv) Mr. Dipak Shah as Quantity Surveyor *

2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the proposed Building of the proposed project. Our estimated cost calculations are based on the

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Drawings/plans made available to us for the proposed project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by NA 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.

3. I estimate Total Estimated Cost of completion of the proposed building of the aforesaid proposed project under reference as Rs. 4,50,00,000/- (Total of Table A and B). The estimated Total Cost of proposed 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 proposed project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,55,68,124/- (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 proposed Building of the subject proposed project to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at Rs. 4,50,00,000/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid proposed Project as completed on the date of this certificate is as given in Table A and B below:

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TABLE A

Proposed building **Spenta Next** (new name)
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>30/06/2017</u> date of Registration is	Rs. <u>4,50,00,000/-</u>
2	Cost incurred as on <u>30/06/2017</u> (based on the Estimated cost)	Rs. <u>3,55,68,124/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>79.04%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>94,31,876/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/06/2017</u> not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u>

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30/06/2017</u> date of Registration is	Rs. <u>4,50,00,000/-</u>
2	Cost incurred as on <u>30/06/2017</u> (based on the Estimated cost)	Rs. <u>3,55,68,124/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>79.04%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>94,31,876/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/06/2017</u> not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u>

Yours Faithfully


Nimish N. Mokal
Civil Engineer