

CHANDRAKANT T. PANDESHWAR

Licence No.: P/110/ SS - II

Lal Kutir, Sai Baba Road, Jawahar Nagar, Khar (East), Mumbai - 400 051

email : pandeshwar_ct@yahoo.co.in Contact No : 84259 94248

ENGINEER'S CERTIFICATE

Date:21/11/2023

To,

M/S Urna Evolved Living Private Limited Formerly Known as Living Habitats Private Limited.

Add: 171,Mittal Tower ,A-wing ,

Nariman Point , Mumbai- 400021.

Subject: Certificate of Percentage of Completion of Construction Work of "71-P" situated on the Plot bearing CTS No. 444B, F.P. No.71P/1,T.P.S. Borivli II, 4th. Carter Road, Borivali-[East] demarcated by its boundaries longitude 19°22"N and latitude 72°86"E proposed 18.30 Mtr wide Haribhai Patel Road to the west By F.P. No. 71P/2 to the South, F.P.No. 71 M(pt.) to the East & F.P.No.71M(pt.) to the North of village kanheri C.T.S. No. 444B, F.P. No. 71P /1,T.P.S. Borivli II, 4th. Carter Road, Borivali-[East].., admeasuring area of plot 1505.03 Sq.mtrs., total development area proposed 2304.49 Sq.mtrs and area for future development will be about 2567.66 Sq.mtrs., subject to MCGM approval, area being developed by Shri. Sanjay Mittal, Director of M/S Urna evolved Living Private Limited Formerly Known as Living Habitats Private Limited.

Sir,

I Chandrakant Pandeshwar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being "71-P (Proposed)" Sale Buildings situated on the plot bearing CTS No. 444B, F.P. No.71P/1,T.P.S. Borivli II, 4th. Carter Road, Borivali-[East] demarcated by its boundaries longitude 19°22"N and latitude 72°56"E proposed 18.30 Mtr wide Haribhai Patel Road to the west By F.P. No. 71P/2 to the South, F.P.No. 71 M(pt.) to the East & F.P.No.71M(pt.) to the North of village kanheri C.T.S. No. 444B, F.P. No. 71P /1,T.P.S. Borivli II, 4th. Carter Road, Borivali-[East].., admeasuring area of plot 1505.03 Sq.mtrs., total development area proposed 2304.49 Sq.mtrs and area for future development will be about 2567.66 Sq.mtrs., subject to MCGM approval, area being developed by Shri. Sanjay Mittal, Director of M/S Urna evolved Living Private Limited Formerly Known as Living Habitats Private Limited.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri (i) Mr. Ashwin. R. Mehta., Architect of M/s. A. R. Mehta & Associates.
- (ii) Shri M/S. H. R. Mahimtura, B.E., M.S. (U.S.A.), F.I.E. Consulting Structural Engineer.
- (iii) M/s McD BERL Pvt Ltd as MEP Consultant.

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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 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 Chandrakant T. Pandeshwar 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.28.09 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 from the SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.2.38Cr. (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.25.71 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

Building /Wing called 71-P (Proposed)

(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 30/09/2023 date of Registration is	Rs.21.19Cr.

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2	Cost incurred as on 30/09/2023 (based on the Estimated cost)	Rs.2.38Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	11.23%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.18.81 Cr.
5	Cost Incurred on Additional /Extra Items as on 30/09/2023 not included in the Estimated Cost (Annexure A)	NA

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 30/09/2023 date of Registration is	Rs.6.90 Cr.
2	Cost incurred as on 30/09/2023 (based on the Estimated cost)	Rs.Nil Cr.

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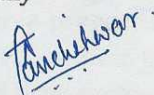
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3	Work done in Percentage (as Percentage of the estimated cost)	00.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.6.90 Cr.
5	Cost Incurred on Additional /Extra Items as on 30/09/2023not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully



(Chandrakant Pandeshwar)

(Licence No. P/110/SS - II)

* 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. The estimated cost includes all labour, material, equipment, and machinery required to carry out entire work.
3. 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.
4. All components of work with specifications are indicative and not exhaustive.