



**SHANTI CONSULTANTS**

**R.C.C. Consultants Structural Engineers**

**Regd. No. STR/P/87**

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**Arvind S. Patel (A.M.I.E.)**

Office : 306, Shiv Plaza, Agra Road, Opp. Telephone Exchange, Ghatkopar (West), Mumbai - 400 086. ☎ : 2510 5187  
301, Samarth Palace, Chiplunkar Road / Tundon Road Junction, Opp. Domino's Pizza, Ram Nagar, Dombivalli (E)-421 201. ☎ 0251-2861125.

Date :- 22<sup>ND</sup> January, 2019

To

**M/S. GURUKRUPA ENTERPRISES**

Add: 413, Zest Business Spaces,

M. G. Road, Ghatkopar (E) 400 077.

**Subject :- Certificate of Cost Incurred for Development of "AMBER VISTA"- Vertical Phase-I,**  
for Construction of Building of the Project [**P51700000456**] situated on  
the Plot bearing Survey no. **Old 91, New 25**, Hissa No.- **2**, demarcated by its  
boundaries (latitude and longitude of the end points) 19°13'34.9" to the  
North to the South 73°6'36.4" to the East to the West of Division Konkan village  
Kanchangaon Taluka-Kalyan District Thane. PIN 421306.  
admeasuring 2910 sq. mts. area being developed by M/s. Gurukrupa Enterprises.  
Ref: RERA Registration Number - : **P51700000456**

Sir,

I/We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate  
Project proposed to be registered under RERA, being "**AMBER VISTA"- Vertical Phase-I,**  
Building of the Project, situated on the plot bearing Survey no. **Old 91, New 25** Hissa No. **2** of  
Division Konkan village Kanchangaon Taluka Kalyan District Thane PIN 421306 admeasuring  
2910 sq. mts. area being developed by M/s. Gurukrupa Enterprises.

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

- (i) **M/S. STHAPATYA NIRMAAN** as Architect;
- (ii) **M/S. SHANTI CONSULTANT( Arvind S. Patel )** as Structural Consultant
- (iii) **IN HOUSE STAFF OF DEVELOPER** as MEP Consultant
- (iv) **SHRI. MAHEK PATEL** 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 **SHRI. MAHEK PATEL**  
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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 20,42,00,000/-**. 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 **K.D.M.C.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 9,48,50,736/-**. 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 **K.D.M.C.** (planning Authority) is estimated at **Rs. 10,93,49,264/-**
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 bearing called "AMBER VISTA"- Vertical Phase-I,**

| r. No. | Particulars                                                                                            | Amounts                   |
|--------|--------------------------------------------------------------------------------------------------------|---------------------------|
| 1      | Total Estimated cost of the building as on 20/06/2017 date of Registration is                          | <b>Rs. 20,42,00,000/-</b> |
| 2      | Cost incurred as on Date - 31/12/2018<br>(based on the Estimated cost)                                 | <b>Rs. 9,48,50,736/-</b>  |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost)                                       | <b>46.45%</b>             |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                               | <b>Rs. 10,93,49,264/-</b> |
| 5      | Cost Incurred on Additional/Extra Items as on _____ not included in the<br>Estimated Cost (Annexure A) | <b>Rs. _____/-</b>        |

Yours Faithfully,

(Arvind S. PATEL)

Consulting Structural Engineer

Reg. No.- STR/P/87.

K.D.M.C. License No.- 478.