

BRIXWELL ENGINEERING

25, Jalaram Ashish, Bawa Bhuvan No.2, Devi Dayal Road ,Mulund (W), Mumbai – 400 080. Cell No:- 932268 0566 .
Email:- brixwellengineering@gmail.com

ENGINEER'S CERTIFICATE

Date:24.07.21

To

M/s KAAMDHENU BUILDERS.

OFFICE NO.20, 2ND FLOOR,

SHANTI CENTRE, SECTOR -17,

VASHI, NAVI MUMBAI – 400703.

Subject: Certificate of Cost Incurred for Development of Building 'KAAMDHENU CELESTIA' for Construction of building (01) Wing of the (01) , situated on the final Plot No.- 3, Sector-53, Dronagiri, Navi Mumbai demarcated by its boundaries 18 51 57. 99 N – 72 58 0.37 E, 18 51 58.46 N -72 58 1.62 E, 18 51 57.57 N – 72 58 1.97 E, 18 51 57.12 N – 72 58 0.74 E admeasuring 1200 sq.mts.area being developed by KAAMDHENU BUILDERS

Sir,

I **VISHAL RAGHWANI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being building (01) Wing of the (01) Phase situated on the final Plot No.3, Sector -53, Dronagiri, Navi Mumbai admeasuring 1200 sq.mts.area being developed by KAAMDHENU BUILDERS

1. Following technical professionals are appointed by Owner / Promoter :
 - (i) M/s. Soyuz Talib Architects Pvt Ltd. as Architect ;
 - (ii) M/s. ASSOCIATED CONSULTANTS as Structural Consultant ;
 - (iii) Mr. Swapnil Dubey as Site Supervisor.
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 **Mr. VISHAL RAGHWANI** 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 of the aforesaid project under reference as **Rs. 13,20,00,000/- (Rupees Thirteen Crores Twenty Lakhs Only)(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 Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at **Rs. 5,93,60,000/-** **Five Crores Ninety Three Lakhs Sixty Thousand Only. (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 of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at **Rs. 7,26,40,000/-** **(Rupees Seven Crores Twenty Six Lakhs Forty Thousand Only)(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.

Building called 'KAAMDHENU CELESTIA'

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on <u>10/08/17</u> date of Registration is	<u>Rs. 12,53,00,000/-</u>
2	Cost incurred as on 31/03/21 (based on the Estimated cost)	<u>Rs. 5,88,91,000 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>47 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 6,64,09,000/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>31/03/21</u> not included in the Estimated Cost (Annexure A)	Rs. <u>0</u> /-

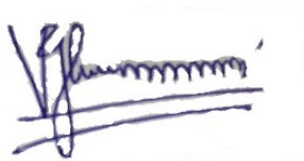
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TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10/08/17 date of Registration is	Rs. <u>67,00,000</u> /-
2	Cost incurred as on 31/03/21 (based on the Estimated cost)	Rs. <u>4,69,000</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>62,31,000</u> /-
5	Cost Incurred on Additional /Extra Items as on 31/03/21 not included in the Estimated Cost (Annexure A)	Rs. <u>Inclusive In Above</u> /-

Yours Faithfully,



Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)
(EN – 05474)