

Date: 11/07/2022

To,

M/s. Pashmina Buildcon Pvt. Ltd,  
Bandbox House, 3rd floor,  
Plot no. 254, Dr. Annie Besant road,  
Worli colony, Mumbai- 400030.

Subject: Certification of Cost incurred for Development Work of "**Pashmina Casa**" (Wing C) situated on the Plot being CTS No. 1059, 1059/1 to 25 of F.P. No. 1 of TPS III at Vallabhbbhai Patel Road, Vile Parle (West), Mumbai – 400056 being Developed by "M/s Pashmina Buildcon Pvt Ltd".

Sir,

1. I Sachin D. Narsale have undertaken assignment of certifying Estimate Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, for work of 1 No of building "**Pashmina Casa**" (Wing C), situated on the plot being CTS No. 1059, 1059/1 to 25 of Village Vile Parle(W), F.P. No. 1 of TPS III at Vile Parle (West), Mumbai, area being Developed by "M/s Pashmina Buildcon Pvt Ltd".

Following technical professionals are appointed by Owner/promoter:-

- i. Shri Jitendra B. Patel as Lic. Surveyor
- ii. M/s. Gireesh Mangesh Rajadhyaksha
- iii. Shri Manish Soni as Quantity Surveyor

2. I have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and & external works of the project as per specifications mentioned in agreement of sale. My estimated cost calculations are based on the drawings/plans made available to us for the project under the reference of the Developer/Consultants. The Schedule of items and quantity required for the entire work as calculated by Mr. Manish Soni appointed by Developer, the assumption of the cost of material, labour and other inputs made by the developers, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. I have estimate Total cost Estimated Cost of Completion of the building(s) of the aforesaid project under reference as Rs. **20,62,41,928.50/-** (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 Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **10,45,254/-** (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 work of the Building(s) of the subject project to obtain Occupation /certificate/Completion Certificate from Slum Rehabilitation Authority (Planning Authority) is estimated at Rs. **20,51,96,674/-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied works for the aforesaid Project as completed on the date of this Certificate is as given in table A and B below.

**TABLE A**

| Building called <b>Pashmina Casa</b><br>(To be prepared separated for each Building/Wing of the Real Estate Project) |                                                                                                        |                    |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------|
| Sr. No<br>(1)                                                                                                        | Particulars<br>(2)                                                                                     | Amount<br>(3)      |
| 1                                                                                                                    | Total Estimated Cost of The Building as on 11/07/2022 date Registration is                             | Rs. 18,53,72,849/- |
| 2                                                                                                                    | Cost Incurred as on 11/07/2022<br>(Based on the Estimated Cost)                                        | Rs. 10,45,254/-    |
| 3                                                                                                                    | Work Done in Percentage<br>(As Percentage of the estimated Cost)                                       | 0.5 %              |
| 4                                                                                                                    | Balance Cost to be incurred (Based on Estimated Cost)                                                  | Rs. 18,43,27,595/- |
| 5                                                                                                                    | Cost Incurred on Additional/Extra Items as on 11/07/2022 not include in the Estimate Cost (Annexure A) | Rs. Nil            |

**TABLE B**

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

| Sr. No<br>(1) | Particulars<br>(2)                                                                                                                                                    | Amount<br>(3)     |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1             | Total Estimated Cost of The Internal and External Development work Including Amenities and Facilities in the layout as Building as on 11/07/2022 date Registration is | Rs. 2,08,69,079/- |
| 2             | Cost Incurred as on 11/07/2022<br>(Based on the Estimated Cost)                                                                                                       | Rs. 0/-           |
| 3             | Work Done in Percentage<br>(As Percentage of the estimated Cost)                                                                                                      | 0%                |
| 4             | Balance Cost to be incurred<br>(Based on Estimated Cost)                                                                                                              | Rs. 2,08,69,079/- |
| 5             | Cost Incurred on Additional/Extra Items as on 11/07/2022 not include in the Estimate Cost (Annexure A)                                                                | Rs. Nil           |

Yours Faithfully,

**Sachin D. Narsale**  
**B. E. (Civil)**  
N/161/LS

Agreed and Accepted By:



for Pashmina Buildcon Pvt Ltd.

**Mr. Amit Jha**

**Director**

**Date: 11<sup>th</sup> July 2022**

**Note:**

1. The Scope of work is to complete entire real estate project as per drawing approved from time to time so as to obtain occupation certificate / completion certificate.
2. (\*) Quantity survey can be done by office of engineers or can be done by an independent Quantity surveyor; whole certificate of quantity calculated can be relied upon by the engineers. In case of independent quantity surveyor being appointed by developer., the name has to be mentioned at the place mark (\*) and in case quantity are being calculated by the office of engineer, the name of the person in the office of engineers, who is responsible for the quantity calculated should be mentioned at the place(\*) mark.
3. (\*\*) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/escalation of cost etc. 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.
5. Please specify if there are any deviations/qualifications.

**Table C**

List of Extra/Additional Items Executed with Cost  
(Which were not parts of the original estimated of total cost)

| Sr.No | List of Extra/Additional/Deleted Items | Amount (In Rs.) |
|-------|----------------------------------------|-----------------|
| 1     | NA                                     | -               |

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