



Pinnacle Consultants

Licensed Surveyors, Engineers

A/1404, Gracia , Dosti Imperia Complex ,Manpada , Ghodbunder Road , Thane (W) - 400610
Mobile : 9821514269 Email : pinnacleconsultants8@gmail.com

ENGINEER'S CERTIFICATE

Date: 28th April, 2021

To,
Shri. Mahesh Pradhan,(Authorised Signatory)
Nahar Builders Ltd.,
B-1, Mahalaxmi Chambers,
22, Bhulabhai Desai Road, Mahalaxmi,
Mumbai – 400 026.

Subject: Certificate of Cost Incurred for Development of for Construction of building (i.e. building No. R-12/13 of the (MahaRERA Registration Number P51800003168) situated on the Plot bearing CTS No. 25B/1, 26A, 27, 28A/1, 29N & 50A/6 in sector R-12 demarcated by its boundaries as under:-

Latitude : 19.1063

Longitude : 72.8985

To the north by 13.40 mtrs. wide D.P. Road, to the south by 18.30 mt. wide D.P. Road, to the East by 18.30 mtrs. wide existing D.P. Road and to the West by 18.30 mt. wide D.P. Road of Village Chandivali

Taluka : Kurla

District : M.S.D.

Pin : 400 072

Area : 1,02,423.90 sq.mtrs.

Developer : Nahar Builders Ltd.

Ref: MahaRERA Registration Number P51800003168.

Sir,

I Vinay Mukadam of M/s Pinnacle Consultants have undertaken assignment of certifying Estimated Cost for the subject Real Estate registered under Maha



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RERA, being bldg. No.R-12/13 in sector R-12 situated on the plot bearing CTS. No. 25B/1, 26A, 27, 28A/1, 29N & 50A/6 of Village Chandivali Taluka Kurla District M.S.D. PIN-400 072. admeasuring 1,02,423.90 sq.mt. area being developed by Nahar Builders Ltd.

1. Following technical professionals are appointed by owner/Promoter :-
 - i. Shri. R. G. Kapadia of M/s. Kapadia Consultants as Architect.
 - ii. Shri. M/s J.W. Consultants as Structural Consultant.
 - iii. Shri. D.G Bhave, Mr. M.P. Subhedar as MEP Consultant.
 - iv. M/s Srujan Construction 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 Srujan Construction 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.20,897.90 Lakhs. (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 MCGM being 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.819.73 Lakhs (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 MCGM (planning Authority) is estimated at Rs.20,078.17 Lakhs. (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 bearing Number R-12/13 or called Olivia.

Sr.No. (1)	Particulars	Amounts
1.	Total Estimated cost of the building /wing as on 31 st March 2021.	20,897.90 Lakhs
2.	Cost incurred as on 31 st March 2021 (based on the Estimated cost)	819.73 Lakhs
3.	Work done in Percentage of the estimated cost	3.92%
4.	Balance Cost to be incurred (Based on Estimated Cost)	20,078.17 Lakhs.
5.	Cost Incurred on Additional/ Extra Items as on 31 st March 2021. included in the Estimated Cost (Annexure A)	NIL



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TABLE B

Sr.No. (1)	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 st March 2021.	NIL
2.	Cost incurred as on 31 st March 2021. (based on the Estimated cost)	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	NIL
4.	Balance Cost to be incurred (Based on Estimated Cost)	NIL
5.	Cost Incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

VINAY
GAJANAN
MUKADAM

Digitally signed by VINAY GAJANAN MUKADAM
DN: cn=IN, o=Personal,
2.5.4.20=f86fc321431793222a03ed9f8d9d7
c479353573567ad8dbd3edac3415,
postalCode=400008, st=MAHARASHTRA,
serialNumber=cd69030a0720c3d7f8e21108e3
eac9b7bc31913d110a9a0d41d0c0ab1232,
cn=VINAY GAJANAN MUKADAM, i=NO, email=
pinnacleconsultants8@gmail.com
257a, email=VINAY@PinnacleCONS.COM
Date: 2021.04.28 16:58:51 +05'30'

Shri. V.G. Mukadam.

(Licence No. M/367/LS)