

STRUBUILD CONSULTANTS LLP

C o n s u l t i n g E n g i n e e r s

Date: 13/08/2022

To
M/s. Metro Enterprises
301/302, BPS Plaza,
Devidayal road,
Mulund (W),
Mumbai 400080.

Subject : Certificate of Cost Incurred for Proposed Redevelopment of property on plot bearing C.T.S. Nos. 43 of Hariyali Village, L.B.S marg, Vikroli (w), S ward Mumbai - 400083.

Sir,

We **StruBuild Consultants LLP** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, Building Situated on plot bearing C.T.S. Nos. 43 of Hariyali Village, L.B.S marg, Vikroli (w), S ward Mumbai - 400083.

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 **StruBuild Consultants LLP** 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 25.80 crore/-**(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 (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.1,69,771/-** (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 **SLUM REHABILITATION AUTHORITY (SRA)** (planning Authority) is estimated at **Rs. 25,78,30,229/-** (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 called “Metro Crown” situated on plot bearing C.T.S. Nos. 43 of Hariyali Village, L.B.S marg, Vikroli (w), S ward Mumbai - 400083.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12/08/2022 date of Registration is	Rs 17,20,00,000/-
2	Cost incurred as on 12/08/2022 (based on the Estimated cost)	Rs.1,69,771/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.01 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,18,30,229/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	N.A

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 _____ date of Registration is	Rs 8,60,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	N.A.
3	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4	Balance Cost to be Incurred (Based on Estimated Cost)	N.A.
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully

Signature of Engineer
Bilal M. S. Lakdawala
Reg. No. AM148898-0
Chartered Engineer (India)