

GOPAL M BENNUR

B.E.(CIVIL), MIE. CHARTERED ENGINEER
CONSULTING STRUCTURAL & CIVIL ENGINEER

Add:- Amber Dhara, Amber Ragho Chs Ltd, Tukaram Nagar, Ayre Road, Dombivli (East), Thane 421 201.

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To

The M/S PARAMOUNT BUILDERS

902 Laxmi Baug Estate, Phadke Road,

Tilaknagar, Near Ganpati Mandir,

Dombivli East, 421 201.

Subject: - Certificate of Cost Incurred for Development for Construction of New Building **Paradise Enclave** having MahaRERA Registration No. P51700048193 situated at C.T.S No-6864 to 6867, Navagaon Village, Thakurli, Taluka – Kalyan, District – Thane, (Maharashtra) PIN – 421 204 Being developed by **M/S Paramount Builders**.

Sir,

1. I have undertaken the assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under Maharera situated at C.T.S No-6864 to 6867, Navagaon Village, Thakurli, Taluka – Kalyan, District – Thane, (Maharashtra) PIN – 421 204 Being developed by **M/S Parmount Builders**.

2. We have estimated the cost of Civil, MEP and Allied works, required for completion of the apartments and Proportionate completion of internal & external works of project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity for the entire work as calculated by **Harikesh Chauhan quantity Surveyor** appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of aforesaid project under reference of **Rs. 5,00,00,000 (Total of Table A-B)** at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate of internal & external works as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/ Wing(s)/ Layout/ Plotted development from the **KDMC** 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. 1,08,00,000** (Total of Table A-B) The amount of Estimated Cost Incurred is calculated on the basis of input material/service used and unit cost of these items.

5. The "Balance cost of Completion of the Civil, MEP and Allied works of completion of the apartment and proportionate completion of internal/external works, as per specification mentioned in agreement of sale, of the project is estimated at **Rs. 3,92,00,000** (Total of Table A-B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate internal/external works as per specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below

TABLE - A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building /Wing as on date of Registration is	Rs. 4,50,00,000/-
2	Cost incurred as on Date of certificate	Rs. 1,08,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	24.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,42,00,000
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	Rs. 0/-

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. 50,00,000/-

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2	Cost incurred as on date of certificate	Rs.0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,00,000 /-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	Rs. 50,00,000/-

Yours Faithfully

GOPAL M. BENNUR

CONSULTING STRUCTURAL & CIVIL ENGINEER

Registration No. : STR/B/57

Agreed and Accepted by:

Signature of promoter

Name: Omkar Dahotre

Date : 29th April 2023