

NIMISH NARESH MOKAL

Civil Engineer



Flat No. 104, C Wing, Nimbeshwar Garden, Vichumbe, Panvel - 410 206

MAHARERA - FORM 2

Date: 24/07/2017

To

M/s. Om Shanti Housing Development Co.
On behalf of Shanti Villa Co-op Housing Society Ltd.
Mumbai

Subject: Certificate of Cost Incurred for Development for Construction of **Shanti Villa Co-op Housing Society Ltd. also known as "Latif Villa"**, Proposed Building/ **NIL** Wing(s) of the said Phase of the proposed Project [MahaRera Registration Number] situated on the Plot bearing **C. S. No. 65, Plot no. 48K, Dadar Naigaum Division, bearing Municipal ward no. F/N, situated at Dadasaheb Phale Road,** demarcated by its boundaries (latitude $19^{\circ} 0'45.19''N$ and longitude $72^{\circ}50'32.67''E$ and latitude $19^{\circ} 0'44.42''N$ and longitude $72^{\circ} 51'35.79''E$ of the end points) to the North is plot bearing CS no. 69, 70 & 71 to the South plot bearing CS no. 64 & 63 to the East plot bearing CS no. 43/26 & 41/26 to the West is Dr. Babasaheb Phalke Road of Dadar Naigaum Division PIN - 400019 admeasuring 3718.26 sq. mts. Area being proposed to be developed by **M/s. Om Shanti Housing Development Company.**

Ref: IOD vide no. **EB/3401/FS/A dated 22.12.2015**

Sir,

I **Mr. Nimish Mokal** have undertaken assignment as Engineer of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Proposed Building/ **NIL** Wing(s) of the said Phase situated on the plot bearing **C. S. No. 65, Plot no. 48K, Dadar Naigaum Division, bearing Municipal ward no. F/N, situated at Dadasaheb Phale Road, Mumbai - 400019** admeasuring 3718.26 sq. mts. area being proposed to be developed by **M/s. Om Shanti Housing Development Company.**

1. Following technical professionals are appointed by Owner / Promoter: -

- (i) M/s **Studio Changan** as L.S. / Architect;
- (ii) M/s **Pravin Gala Consultants Pvt. Ltd.** as Structural Consultant
- (iii) M/s **CCE Consultants Pvt. Ltd.** as MEP Consultant
- (iv) M/s **NA** as Quantity Surveyor *

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2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the proposed Building of the proposed project. Our estimated cost calculations are based on the Drawings/plans made available to us for the proposed project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by NA 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. I estimate Total Estimated Cost of completion of the proposed building of the aforesaid proposed project under reference as Rs. 2,90,24,00,000/- (Total of Table A and B). The estimated Total Cost of proposed 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid proposed project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 33,03,63,980/- (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 proposed Building of the subject proposed project to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at Rs. 2,57,20,36,020/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid proposed Project as completed on the date of this certificate is as given in Table A and B below:

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TABLE A

Proposed building **Anchor Sky-D** (new name)
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>30/06/2017</u> date of Registration is	Rs. <u>2,88,24,00,000/-</u>
2	Cost incurred as on <u>30/06/2017</u> (based on the Estimated cost)	Rs. <u>33,03,63,980/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>11.46%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,55,20,36,020/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/06/2017</u> not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u>

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30/06/2017</u> date of Registration is	Rs. <u>2,90,24,00,000/-</u>
2	Cost incurred as on <u>30/06/2017</u> (based on the Estimated cost)	Rs. <u>33,03,63,980/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>11.38%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,57,20,36,020/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/06/2017</u> not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u>

Yours Faithfully

Nimish N. Mokal
Civil Engineer