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 Coop 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 19⁰
0'45.19"N and longitude 72⁰50'32.67"E and latitude 19⁰ 0'44.42"N and longitude 72⁰
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.

- Following technical professionals are appointed by Owner / Promoter: -
 - M/s Studio Changani 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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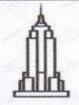


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- 2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the proposed Building of the proposed project. Our estimated cost calculations are based on the Drawings/plans 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 <u>NA</u> 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.
- 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.
- 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 <u>MCGM</u> (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 30/06/2017 date of Registration is	Rs. 2,88,24,00,000/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 33,03,63,980/-
3	Work done in Percentage	11.46%
	(as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,55,20,36,020/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 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 30/06/2017 date of Registration is	Rs. <u>2,90,24,00,000/-</u>
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 33,03,63,980/-
3	Work done in Percentage (as Percentage of the estimated cost)	11.38%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,57,20,36,020/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u>

Yours Faithfully

Nimish N. Mokal Civil Engineer