

RAJANIKANT R. MODI

B-1, Vishwakarma Prasad, 132 J. P. Road, Andheri -West, Mumbai - 400 058.
Tel No.:- 2677 4811, Mobile No.93232 82604, E-mail ID: -ajauto@vsnl.com

20th July 2017

To
M/s. Jasmina Constructions Pvt Ltd.
105/106, Sidhsheshwar Apartment,
Poisar Gymkhana Road,
L T Nagar, Kndivali- West,
Mumbai -400 067.

Subject: Certificate of Cost Incurred for Development of Priya Co-op.Hsg. Society Ltd for Construction of building the entire Phase (MahaRERA Registration Number)situated on the Plot bearing CTS No. 263/A, demarcated by its boundaries (latitude- 19°13'59.4"N and longitude 72°50'33.8"E to the North latitude- 19°14'00.5"N and longitude 72°50'33.7"E to the South latitude - 19°13'58.9"N and longitude 72°50'33.6"E to the East latitude- 19°13'59.5"N and longitude 72°50'34.6"E to the West latitude- 19°13'59.7"N and longitude 72°50'32.2"E) of village Borivali at Jairaj Nagar, Borivali West, Mumbai. PIN 400 091 admeasuring 395.70 sq.mts. area (larger area) being developed by M/s. Jasmina Constructions Private Limited.

Sir,

I, Shri Rajnikant R. Modi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Priya CHSL Building of the Entire Phase situated on the plot bearing CTS No.263A, Survey no. 38 Hissa No. 3 village Borivali, Taluka Borivali, District Mumbai Suburban PIN 400 091, admeasuring 395.70 sq.mts. area being developed by Jasmina Constructions Pvt. Ltd.

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

- (i) Shri Manish Shah as L.S. / Architect;
- (ii) Shri Haresh Patel as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant
- (iv) Shri Rajnikant R. Modi 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



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entire work as calculated by Shri Rajnikant Modi 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. 3,70,00,000/-** (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 M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 98,13,999/-** (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 M.C.G.M. is estimated at **Rs. 2,71,86,001/-** (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
(to be prepared separately for each Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	N. A.
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.

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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 24 th June 2017 date of Registration is	Rs. 3,70,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 98,13,999/-
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,71,86,001/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully



Rajnikant R Modi
Signature of Engineer

M/41/352

Licence No.: