

GIRISHKUMAR V. GUPTA

A/33, Yogi Nagar, Flat No.003, Eksar Road, Borivali (West), Mumbai - 400 091

June 7, 2017

To,

Shri. Mohan T. Kukreja

Kukreja Construction Co.,

Taalasis, Plot No. 219, 11th Road,

Chembur, Mumbai - 400 071

Subject : Certificate of Cost incurred for Development of Building to be known as "Geetanjali" situated on Land bearing CTS No. 1098, Plot No. 184, SS III, 15th Road, of Village Chembur, Taluka Kurla, M.S.D., M/West for Construction of "Geetanjali " building (Maha RERA Registration Number to be obtained) Demarcated by its boundaries (latitude and longitude of the end points)

by the 15th Road towards North , the south of the property belongs to Purva & Ors., by Plot no.183 towards East and by Plot No. 185 towards West.

The Plot under reference admeasures 810 sq. mts area being developed by Shri Mohan T. Kukreja of Kukreja Construction Co.

Ref : Maha RERA Registration Number (to be obtained)

Sir,

I MR. GIRISH GUPTA have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under Maha RERA being GEETANJALI BUILDING situated on the plot bearing CTS N. 1098, PLOT NO.184, OF VILLAGE CHEMBUR, TALUKA KURLA, M.S.D. , MUMBAI - 400 071 admeasuring 810 sq.mts area being developed by Shri. Mohan T. Kukreja of M/s. Kukreja Construction Co.

1. Following technical professionals are appointed by Owner / Promoter



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- (i) Shri. P. R. Doshi as Architect ;
- (ii) Shri. H.R. Mahimtura as Structural Consultants
- (iii) Shri. Sunil Shroff and Shri. Hitesh Sanghvi as MEP Consultant

2. We have estimated the cost of 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 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 Estimate Cost of completion of the building(s) of the aforesaid project under reference as Rs 13,00,00,000/- (Rupees Thirteen Crores Only) (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 11,30,00,000/- (Rupees Eleven crores Thirty Lacs Only) (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 Municipal Corporation of Greater Mumbai is estimated at Rs.1,70,00,000/- (Rupees One Crore Seventy Lacs (Total of Table A and B).



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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 GEETANJAL bearing Number ___ to be obtained ___

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 31/05/2017 date of Registration is	Rs. 12,00,00,000 /-
2	Cost incurred as on 31/05/2017 (based on the estimated cost)	Rs. 10,80,00,000 /-
3	Work done in percentage (as percentage of the estimated cost)	90 %
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. 1,20,00,000 /-
5	Cost Incurred on Additional / Extra Items as on 31/05/2017 not include in the Estimated Cost (Annexure A)	Rs. ___NIL___ /-

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 31/05/2017 date of Registration is	Rs. 1,00,00,000 /-
2	Cost incurred as on 31/05/2017 (based on the estimated cost)	Rs. 50,00,000 /-
3	Work done in percentage (as percentage of the estimated cost)	50 %
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. 50,00,000 /-
5	Cost Incurred on Additional / Extra Items as on 31/05/2017 not include in the Estimated Cost (Annexure A)	Rs. ___NIL___ /-



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Overall work completed is 87% (Table A + Table B)

Yours faithfully



Shri. Girish Gupta

Signature of Engineer
(License No. G/144/SS-I)

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent quantity Surveyor , whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer , the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer , the name of the person in the office of Engineer , who is responsible for the quantity calculated should be mentioned at the place marked (*)
3. The estimated cost includes all labour , material ,equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specification are indicative and not exhaustive .

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

