

SANJAY UDANI & ASSOCIATES

Architects & Engineers

Mob No: 9324068604: 9892574333

25-26, Khimji Karsan Chawl, Junction of 60' Road & Jethabhai Lane, Patel chowk, Ghatkopar (E), Mumbai-75

ENGINEER'S CERTIFICATE

Date: 21/7/2017

To

M/s. MANRAJ ENCLAVE

CTS.No. 295,296

Ganesh Baugh Lane,

Off L.B.S. Marg, Kurla (W)

Mumbai 4000 70

Subject: Certificate of Cost Incurred for Development of Proposed Slum Rehabilitation scheme of Composite building Project(MahaRERA Registration Number)situated on the Plot bearing CTS No.295, 295/1to 15, 296, 296/1 to 10 of village - Kurla IV, at Ganesh Baugh Lane, off L.B.S. Marg, Kurla (W) in 'L' Ward. demarcated by its boundaries 6.00mtr. W.D.P. Road to the North Society to the South Ganesh Baug Lane to the East Petrol Pump to the West of Kokan Division, Village - Kurla, District - Mumbai MSD, Mumbai Pin-4000 70. admeasuring 649.20sq.mts. area being developed by M/s. Manraj Enclave [Promoter]

Ref: MahaRERA Registration Number _____

Sir,

I Sanjay Udani have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, on the Plot bearing CTS No.295, 295/1to 15, 296, 296/1 to 10 of village - Kurla IV, at Ganesh Baugh Lane, off L.B.S. Marg, Kurla (W) in 'L' Ward. demarcated by its boundaries 6.00mtr. W.D.P. Road to the North Society to the South Ganesh Baug Lane to the East Petrol Pump to the West of Kokan Division, Village - Kurla, District - Mumbai MSD Mumbai Pin-4000 70 Admeasuring 649.20sq.mts.area being developed by M/s. Manraj Enclave [Promoter]


SANJAY UDANI
LICENSE SURVEYOR
U/23/LS

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Following technical professionals are appointed by Owner / Promoter :-

M/s/Shri Bilwamangal Rege as Architect ;

M/s/Shri Vikas Gokhale as Structural Consultant

M/s/Shri Lal Valacha MEP Consultant

M/s/Shri Sanjay Udani as Quantity Surveyor *

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 entire work as calculated by Shri Sanjay Udani 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.

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 11,94,47,000/- (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(s) from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at Rs. 2,75,00,000/- (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 Building(s) of the subject project to obtain Occupation Certificate /

Completion Certificate from (planning Authority) is estimated at Rs. 9,20,00,000 /- (Total of Table A and B).

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 :



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TABLE -A

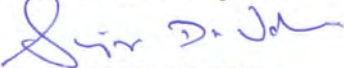
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing 30.06.2017 date of Registration is	Rs. 11,94,47,000/-
2.	cost incurred on 30.06.2017 (based on the Estimated cost)	Rs.2,75,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	23%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.9,20,00,000 /-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 1,19,44,700 /-

TABLE - B
For The Entire 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 is	Nil
2.	Cost incurred as on 30.06.2015 (based on the Estimated cost)	Nil
3.	Work done in Percentage (as Percentage of the estimated cost)	Nil
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully



SANJAY UDANI
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