

Date: 31.07.2022

ENGINEER'S CERTIFICATE

To,
Sainath Reality,
A-29, Patil Bhuvan,
N. S. B. Road, Mulund – West,
Mumbai – 400 080.

Subject: Certificate of Cost Incurred for Redevelopment of Yashwant Smruti Cooperative Housing Society Ltd. situated on the Plot bearing CTS No. 424A demarcated by its boundaries (latitude and longitude of the end points) 19.1496009, 72.9415727 to the East, 19.1493727, 72.9414776 to the South, 19.1495076, 72.9409831 to the West & 19.1497235, 72.9410265 to the North, of Village: Bhandup, being developed by M/s. Sainath Reality C.A. to Yashwant Smruti Cooperative Housing Society Ltd.

Sir,

We, Vishal Raghvani have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, being Yashwant Smruti Cooperative Housing Society Ltd., situated on the Plot bearing CTS No. 424A Village: Bhandup, being developed by M/s. Sainath Reality C.A. to Yashwant Smruti Cooperative Housing Society Ltd., admeasuring 1342.00 sq. mtrs area.

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. Vishal Raghvani, quantity Surveyor appointed by the promoter, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 13,00,00,000/- 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/ Building Completion Certificate for the building from the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
2. The Estimated Cost Incurred for construction of building till date is calculated at Rs. 16,50,00,000/- Sixteen Crores Fifty lakhs Only. (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

B R I X W E L L E N G I N E E R I N G

(Amount of cost incurred is based on information we received from the Developer as on date of this certification)

3. 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 the planning Authority is estimated Rs. Nil (Total of Table A and B).

TABLE A - A Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 31.07.2022 date of Registration is	Rs. 12,00,00,000/-
2	Cost incurred as on 31.07.2022 (based on the Estimated cost)	Rs. 12,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. Nil/-
5	Cost Incurred on Additional /Extra Items as on 31.07.2022 not included in the Estimated Cost (Annexure A)	Rs. 3,00,00,000/-

TABLE B – Common Area

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 31.07.2022 date of Registration is	Rs.1,00,00,000/-
2	Cost incurred as on 31.07.2022 (based on the Estimated cost)	Rs.1,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31.07.2022 not included in the Estimated Cost (Annexure A)	Rs. 50,00,000/-

B | BRIXWELL ENGINEERING

Yours Faithfully,



Vishal Raghwani

B. E – Civil (Mr. Vishal Raghwani)

(EN – 05474)

Agreed and Accepted by:



Signature Of Promoter

Name : Kashyab S. Patel

Date: 31-07-2022

***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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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 specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specification in agreement of sale.

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Mumbai – 400080.

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Table C

List of Extra / Additional / Deleted Items considered in Cost

(Which were not part of the original estimate of Total Cost)

Sr.No	List of Extra/Additional/Deleted items	Amount (In Rs.)
1	Table A :- Building increase in cost due to material escalation and upgrading finishing material	Rs. 3,00,00,000/-
2	Table B :- Increase in infrastructure cost due to escalation in material cost	Rs. 50,00,000/-