

Jayesh R. Rathod
Civil Engineer
M: 9869415184
Email: jrathod8@gmail.com



JAYESH RATHOD

Civil Engineer • Project Management Consultant

Jigna J. Rathod
Electrical Engineer
M: 9869631204
Email: jkrathod72@yahoo.co.in

C-409, Veena Santoor Chs. Ltd. Opp. MCA Ground, Saibaba Nagar Extn. Road, Borivali (W), Mumbai-400 092.

Ref No _____

Date: ~~30~~06/2017

To,
M/s. Gauri Land Developers LLP.
Ground Floor, Akash Palace,
Maratha Colony,
Dahisar (East),
Mumbai - 400068

Sub.: Certificate of Cost Incurred for the Development of Rehab Building No. 1 & 2 to be known as "**Parishram SRA CHS**" consisting of two building in S. R. A. Scheme situated on the Plot bearing CTS No. 470(pt) & 471(pt), of Village Kandivali, Bhabrekar Nagar, Near Charkop Industrial Estate, Kandivali (West), Mumbai - 400 067.

The property is demarcated by its boundaries by 18.30 mtr. wide Road to the North, BMC Hospital & Garden to the South, "**Parishram SRA CHS**" Rehab Building No. 1 & 2 to the East, C.T.S. No.470(pt) & 471(pt), to the West, of Village Kandivali, Taluka Borivali, District Mumbai, Pin-400067, admeasuring about **12123.50sq.mts.**

Sir,

I, **Jayesh Rathod**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of Sale Building No. 1 & 2 to be known as "**Parishram SRA CHS**" consisting of two building in S. R. A. Scheme situated on the Plot bearing CTS No. 470(pt) & 471(pt), of Village Kandivali, Bhabrekar Nagar, Near Charkop Industrial Estate, Kandivali (West), Mumbai-400067, admeasuring **12123.50 sq.mts.** Area being developed by **M/s. Gauri Land Developers LLP.**

J. Rathod



1. Following technical professionals are appointed by the Developer :-

- (i) M/s. **SAMIR V. KULKARNI** as a L.S. / Architect ;
- (ii) M/s. **SURA & ASSOCIATES** as a Structural Consultant
- (iii) M/s. **MAK MEP CONSULTANT** as a MEP Consultant
- (iv) M/s. **JAYESH RATHOD** as a Quantity Surveyor / Engineer

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 entire work as calculated by **Shri. Jayesh Rathod** quantity Surveyor (Engineer) appointed by **M/s. Gauri Land Developers LLP**, and the assumption of the cost of material, labour and other inputs made by developer and the site inspection carried out by me.

3. The Total Estimated Cost of completion of the building(s) of the aforesaid project under reference is **Rs. 57,48,49,170/-** (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 **SRA/MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



J. Rathod

4. The Estimated Cost Incurred till date is calculated at **Rs. 50,93,39,249/-** (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 **SRA/MCGM** (planning Authority) is estimated at **Rs. 6,55,09,921/-** (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

Total Estimated Cost of the Rehab Building No. 1 & 2 "**Parishram SRA CHS**" Wing "A" & "B"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on Dated. 30/05/17 date of Registration is	Rs. 40,23,94,419/-
2	Cost incurred as on Dated. 30/05/17 (based on the Estimated cost)	Rs. 38,93,16,600/-
3	Work done in Percentage (as Percentage of the estimated cost)	96.75 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,30,77,819/-
5	Cost Incurred on Additional /Extra Items as on Dated. 30/05/17 not included in the Estimated Cost (Annexure A)	Rs. 0.00/-



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TABLE B

Total Estimated Cost of the Rehab Building No. 1 & 2 with Internal & External Infrastructure

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on Dated. 30/05/17 date of Registration is	Rs. 17,24,54,751/-
2	Cost incurred as on Dated. 30/05/17 (based on the Estimated cost)	Rs. 12,00,22,649/-
3	Work done in Percentage (as Percentage of the estimated cost)	69.60 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,24,32,102/-
5	Cost Incurred on Additional /Extra Items as on Dated. 30/05/17 not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

Yours Faithfully,



Jayesh Rathod



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

- 1
- 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 specifications are indicative and not exhaustive.

Annexure A

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



Refer

Jayesh R. Rathod
Civil Engineer
M: 9869415184
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Date: **30/06/2017**

To,
M/s. Gauri Land Developers LLP.
Ground Floor, Akash Palace,
Maratha Colony,
Dahisar (East),
Mumbai - 400068

Sub.: Certificate of Cost Incurred for the Development of **Sale Building No. 3** to be known as "**Gauri Excellency**" consisting of one building with **Two wings "A" & "B"** in S. R. A. Scheme situated on the Plot bearing CTS No. 470(pt) & 471(pt), of Village Kandivali, Bhabrekar Nagar, Near Charkop Industrial Estate, Kandivali (West), Mumbai - 400 067.

The property is demarcated by its boundaries by 18.30mtr. wide Road to the North, BMC Hospital & Garden to the South, "**Parishram SRA CHS**" Rehab Building No. 03 to the East, C.T.S. No.470(pt) & 471(pt), to the West, of Village Kandivali, Taluka Borivali, District Mumbai, Pin-400067, admeasuring about **12123.50sq.mts.**

Sir,

I, **Jayesh Rathod**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of Sale Building No. 3 to be known as "**Gauri Excellency**" consisting of one building with **Two wings "A" & "B"** in S. R. A. Scheme situated on the Plot bearing CTS No. 470(pt) & 471(pt), of Village Kandivali, Bhabrekar Nagar, Near Charkop Industrial Estate, Kandivali (West), Mumbai-400067, admeasuring **12123.50 sq.mts.** Area being developed by "**M/s. Gauri Land Developers LLP.**"



J. Rathod

1. Following technical professionals are appointed by the Developer :-
 - (i) M/s. **SAMIR V. KULKARNI** as a L.S. / Architect ;
 - (ii) M/s. **SURA & ASSOCIATES** as a Structural Consultant
 - (iii) M/s. **MAK MEP CONSULTANT** as a MEP Consultant
 - (iv) M/s. **JAYESH RATHOD** as a Quantity Surveyor / Engineer
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 entire work as calculated by **Shri. Jayesh Rathod** quantity Surveyor (Engineer) appointed by **M/s. Gauri Land Developers LLP.**, and the assumption of the cost of material, labour and other inputs made by developer and the site inspection carried out by me.
3. The Total Estimated Cost of completion of the building(s) of the aforesaid project under reference is **Rs. 160,63,63,357/-** (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 **SRA/MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 14,18,67,126/-** (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



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/ Completion Certificate from **SRA/MCGM** (planning Authority) is estimated at **Rs. 146,44,96,231/-** (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

Total Estimated Cost of the Sale Building No. 3 "**GAURI EXCELLENCY**"
Wing "A" & "B"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on Dated. 30/05/17 date of Registration is	Rs. 114,63,10,000/-
2	Cost incurred as on Dated. 30/05/17 (based on the Estimated cost)	Rs. 13,39,23,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	11.68 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 101,23,87,000/-
5	Cost Incurred on Additional /Extra Items as on Dated. 30/05/17 not included in the Estimated Cost (Annexure A)	Rs. 0.00/-



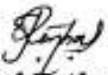
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TABLE B

Total Estimated Cost of the Sale Building with Internal & External Infrastructure

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on Dated. 30/05/17 date of Registration is	Rs. 46,00,53,357/-
2	Cost incurred as on Dated. 30/05/17 (based on the Estimated cost)	Rs. 79,44,126/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.72 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,21,09,923/-
5	Cost Incurred on Additional /Extra Items as on Dated. 30/05/17 not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

Yours Faithfully,


Jayesh Rathod



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 specifications are indicative and not exhaustive.

Annexure A

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



A handwritten signature in cursive script, appearing to read "Jayesh Rathod".