

To

M/s. Kanakia Spaces Realty Pvt. Ltd.
10th floor, 215 Atrium,
Next to courtyard by Marriott Hotel,
Andheri Kurla Road, Andheri (E),
Mumbai- 400093.

Subject : Certificate of cost incurred for development of the building of the entire Phase (MahaRERA Registration Number _____) situated on the Plot bearing F.P No. 766 demarcated by its boundaries (latitude-19d-02'-36.607" and longitude 72d-50'-27.352" to the North latitude- 19d-02'-35.231" and longitude 72d-50'-25.272" to the South latitude - 19d-02'-35.381" and longitude 72d-50'-27.323" to the East latitude- 19d-02'-35.861" and longitude 72d-50'-24.883" to the West of the end points) of TPS III of Mahim Division, Mahim (w) , Mumbai PIN 400016 admeasuring 6304.40 sq.mts area (larger area) being developed by M/s. Kanakia Spaces Realty Pvt. Ltd.

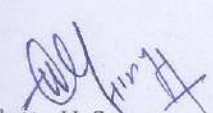
Ref: MahaRERA Registration Number _____

Sir,

I Charudatta Samant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being sale building with, of the entire Project, situated the Plot bearing F.P No. 766 demarcated by its boundaries (latitude-19d-02'-36.607" and longitude 72d-50'-27.352" to the North latitude- 19d-02'-35.231" and longitude 72d-50'-25.272" to the South latitude - 19d-02'-35.381" and longitude 72d-50'-27.323" to the East latitude- 19d-02'-35.861" and longitude 72d-50'-24.883" to the West of the end points) of TPS III of Mahim Division, Mahim (w) , Mumbai PIN 400016 admeasuring 6304.40 sq.mts area (larger area) being developed by M/s. Kanakia Spaces Realty Pvt. Ltd.

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

- (i) Shri. Ajay A. Sawant as Architect;
- (ii) M/s. JW Consultants LLP as Structural Consultant
- (iii) M/s. Electro mechanic Consultants as MEP Consultant
- (iv) Shri. Vinit Prakash Godavle as Site Supervisor



Charudatta V. Samant
Chartered engineer
(CE/LM/110735-15)

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 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 Mr. Vinit Prakash Godavale 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 of the aforesaid project under reference as Rs.61.00 cr. (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 Municipal Corporation Of Greater Mumbai (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.16.10 cr. (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 Mumbai Municipal Corporation Of Greater Mumbai (MCGM) is estimated at Rs.44.90 cr. (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
Residential Building: Kanakia Miami.

Sr. No.	Particulars	Amounts Rupees In Crore
1	Total Estimated cost of the building/wing as on 31 st March 2017 date of Registration is	Rs.45.50 cr.
2	Cost incurred as on 31 st March 2017 (based on the Estimated cost)	Rs.11.01 cr.
3	Work done in Percentage (as Percentage of the estimated cost)	24.20 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.34.49 cr.
5	Cost Incurred on Additional /Extra Items as on 31 st March 2017 not included in the Estimated Cost (Annexure A)	Nil

Building: Mahim Depot.

Sr. No.	Particulars	Amounts Rupees In Crore
1	Total Estimated cost of the building/wing as on 31 st March 2017 date of Registration is	Rs.8.50 cr.
2	Cost incurred as on 31 st March 2017 (based on the Estimated cost)	Rs.4.83 cr.
3	Work done in Percentage (as Percentage of the estimated cost)	56.82 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3.67 cr.
5	Cost Incurred on Additional /Extra Items as on 31 st March 2017 not included in the Estimated Cost (Annexure A)	Nil

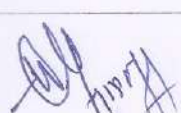

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TABLE B

Sr. No.	Particulars	Amounts Rupees In Crore
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 st March 2017 date of Registration is	Rs. 7.00 cr.
2	Cost incurred as on 31 st March 2017 (based on the Estimated cost)	Rs. 0.26 cr.
3	Work done in Percentage (as Percentage of the estimated cost)	3.71 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6.74 cr.
5	Cost Incurred on Additional /Extra Items as on 31 st March 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully


Charudatta V. Samant
Chartered engineer
(CE/LM/110735-15)

*** 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 part of the original Estimate of Total Cost)