



Date :- 25th July, 2017

To

SNEH MAKEWELL LLP,
01/B, PARASNATH DARSHAN,
PREMIER ROAD,
VIDYA VIHAR (WEST),
MUMBAI- 400086

Subject :- Certificate of Cost Incurred for Development of **"DYNAMIC CREST" PHASE-1** for Construction of **2 NOS. of building(s)/Name EVEREST & RIMO** Wing(s) of the FIRST Phase (MahaRERA Registration Number) situated on the Plot bearing Survey No.- 147/8,147/9,147/10,147/11,148/2,200/3, VILLAGE KHIDKALI, THANE.

Demarcated by its boundaries (latitude and longitude of the end points)

Latitude 19.1566833 and longitude 73.0660999 to the North

Latitude 19.1568028 and longitude 73.0663194 to the South

Latitude 19.1563778 and longitude 73.0663444 to the East

Latitude 19.1561972 and longitude 73.0659944 to the West

Of Division Konkan VILLAGE KHIDKALI, TALUKA THANE DISTRICT THANE PIN-421301

admeasuring 3009.06 sq. mtrs. Area being developed by the Promoter

Ref: MahaRERA Registration Number _____

Sir,

We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA of 2 NOS. of building Names EVEREST & RIMO Wing(s) of the FIRST Phase (MahaRERA Registration Number) situated on the Plot bearing Survey no. 147/8,147/9,147/10,147/11,148/2,200/3 VILLAGE KHIDKALI, TALUKA THANE DISTRICT THANE PIN - 421 301 admeasuring 3009.06 sq. mtrs. Area being developed by the Promoter.



1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) **M/s SAAKAAR ARCHITECTS** as L.S. / Architect ;
 - (ii) **M/s SHANTI CONSULTANTS** as Structural Consultant
 - (iii) **M/s ECON POLLUTION CONTROL CONSULTANTS** as MEP Consultant
 - (iv) **GANESH R. AKADKAR** as Quantity Surveyor *
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 **GANESH R. AKADKAR** 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(s) of the aforesaid project under reference as **Rs. 57,01,00,000/-** (Total of Table A and B, as mentioned below). 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 thane municipal corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 3,71,61,620/-** (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 the thane municipal corporation (planning Authority) is estimated at **Rs. 53,29,38,380/-** (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**Building /wing bearing Number (to be prepared separately for each Building/wing of
The Real Estate Project) – **RIMO BUILDING**

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30.06.2017 date of Registrations	Rs. 24,15,00,000/-
2	Cost incurred as on 30.06.2017 (based on the estimated cost)	Rs. 1,62,11,742/-
3	Work done in Percentage (as Percentage of the estimated cost)	6.7 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 22,52,88,258/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A.

TABLE -ABuilding /wing bearing Number (to be prepared separately for each Building/wing of
The Real Estate Project) – **EVEREST BUILDING**

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30.06.2017 date of Registrations	Rs. 31,05,00,000/-
2	Cost incurred as on 30.06.2017 (based on the estimated cost)	Rs. 2,09,49,878/-
3	Work done in Percentage (as Percentage of the estimated cost)	6.7 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 28,95,50,122/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A.



TABLE -B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2017 date of Registration is	Rs. 1,81,00,000/-
2	Cost incurred as on 30.06.2017 (based on the estimated cost)	Rs. _____/-
3	Work done in Percentage (as Percentage of the estimated cost)	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,81,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully

(Arvind S. Patel)
Consulting structural Engineer
Reg. No.- STR/P/87.
TMC License No.- 1086/SE/2015