

JAY PRAKASH MISHRA

License No: Sup/Grade I:840014154

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Date : - 02/01/2022

To
Sterling Buildcon Pvt Ltd.
Sh01, Rehab -01,
Chembur Govandi Road,
Vaibhav Nagar,
Borla Village, Chembur (E)
Mumbai – 400071

Subject: Certificate of Cost Incurred for Development of Crystal Armus C Wing of the Project situated on the Plot bearing CTS No. 17(pt), 19(pt), 20, 21(pt), 23(pt), 24(pt), 26(pt), 27(pt), 28(pt), 29(pt), 29/1 to 7 30,31, 75(pt), 76(pt), 77(pt), 78, 78/1 to 2, 79, 79/1, to 55, 80, 80/1, to 26, 81, 82(pt), 82/1 to 18, 83(pt), 84A, 84B, 84C, 85(pt), 86(pt), 89(pt), 90(pt), 90/1, 91(pt), 92, 92/1 to 11, 93, 93/1 to 13, 94, 95, 96, 97(pt), 97/1, to 5, 104(pt), 105, 106(pt), 106/1, 108A(pt), 108B (pt), 110pt, 138, 139, 279(pt), 281(pt), 282, 282/1 to 4, 283, 283/1 to 4, 284(pt), 284/1 to 5, 285(pt), 286(pt), 287(pt), 339(pt), 472(pt), 476(pt), 476/1 to 14, 477, 477/1 to 4, 478(pt), 478/1 to 2, 479(pt), 479/4 demarcated by its boundaries (latitude and longitude of end points) 19.3/23.53 N-72.54/40.85E, to the North 19.3/17.45 N-72.54/33.18E to the South 19.3/10.07N-72.54/29.84E to the East 19.3/13.21-72.54/38.67E to the West of Village Borla,Tal Chembur, admeasuring 3260 Square Mt being developed by 'Sterling Buildcon Private Limited'.

Sir,

I Jay Prakash Mishra have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Registered under MAHA Rera being **Crystal Armus C Wing**, situated at Village Borla,Tal Chembur. Admeasuring 3260 Square Metres, area being developed by Sterling Buildcon Pvt Ltd.

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

- {i} Shri. Vishwas Satodia , Architect
- {ii} M/s Sura & Associates as Structural Consultant
- {iii} M/s Clancy Global as MEP Consultant
- {iv} Shri Jay Prakash Mishra as Site Supervisor

2. I 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 Developer and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs:- 4688.76 Lakhs**. The estimated Total Cost of Crystal Armus C Wing 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 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. 4501.21/-Lakhs**. 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 MCGM is estimated at **Rs. 187.55/- Lakhs**.

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
Crystal Armus Wing C

Sr. No	Particulars	Amounts (Rs.in Lakhs)
1	Total Estimated cost of the building/wing- 31.12.2021 Date of Registration is-23/07/2017. Registration number: P51800000753	Rs. 2813.26/-
2	Cost incurred as on -31.12.2021 (based on the Estimated cost)	Rs. 2813.26/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as not included in the Estimated Cost (Annexure A)	Nil

TABLE B

Sr. No	Particulars	Amounts (in lacs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on as on 31.12.2021. Registration number: P51800000753	Rs. 1875.50/-
2	Cost incurred as on 31.12.2021.	Rs. 1687.95/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 187.55/-
5	Cost Incurred on Additional /Extra Items as on registration not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Jay Prakash Mishra

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