

DHAVAL H. SHAH
ENGINEER & LICENSED SURVEYOR

**9 D SHIVKRUPA H WING,
OLD NAGRADAS RD ANDHERI EAST
MUMBAI-400069 PH NO 9869044602**

DATE: 18/7/17

To,
M/s Keytech
GB Shivchavva, Andheri kurla rd,
Andheri east

Subject: Certificate of percentage of completion of construction work of wing D,E,F,G of ASHOK SMRUTI situated on land bearing S.no.27/6 of division sector VI demarcated by its boundaries (latitude & longitude at each end points) having survey on 27/7 & 27/8 to the north, Having existing rd 12mtr road to the south, having 60mtr wide Ghodbunder road to the east, having survey no 27/2 to the west of village Vadavali in Taluka and District Thane. At Ghodbunder road , Thane (w)-400615 Plot admeasurig 4050 sq.mts. area being developed by M/s. Keytech

Ref: MahaRERA Registration Number _____

I/We DHAVAL H SHAH have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of wing D, E,F,G of ASHOK SMRUTI situated on land bearing S.no.27/6 of division sector VI, village Vadavali in Taluka and District. Thane (w) admeasuring 4050.00sq.mts.area being developed by M/s Keytech, G/B, Shiv Chhaya CHS Ltd. Sir M.V.Road Andheri (E) Mumbai -400069

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

- (i) M/s Scapes – as Architect ;
- (ii) M/s NEEL SOLUTION – as structural consultant
- (iii) M/s SIDDHI ELECTRICAL (elections) as MEP Consultant
- (iv) Shri. Dhaval shah as site supervisor

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 kuntal shah as quantity Surveyor appointed 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.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 260833980 (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 T.M.C being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs. 140833980 (Total of Table/A and B) .The amount of Estimated Cost Incurred is calculated on the base of amounts 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 planning Authority) is estimated at Rs 120000000/- 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 & B Below:

Table A

Wing D

Sr. No.	Particulars	Amount
	Total Estimated cost of the building/wing D	19965550/-
2	Cost incurred as on 30/4/17 (based on the Estimated cost) Work done in Percentage	7586890/-
3	Work done in Percentage (as Percentage of the estimated cost)	38%
4	Balance Cost to be Incurred (Based on Estimated Cost)	12378660
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

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Wing E

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing E	28133275/-
2	Cost incurred as on 30/4/17 (based on the Estimated cost) Work done in Percentage	15103110/-
3	Work done in Percentage (as Percentage of the estimated cost)	53.68%
4	Balance Cost to be Incurred (Based on Estimated Cost)	13030165/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Wing F

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing F	104673570/-
2	Cost incurred as on 30/4/17 (based on the Estimated cost) Work done in Percentage	59071990/-
3	Work done in Percentage (as Percentage of the estimated cost)	56.43%
4	Balance Cost to be Incurred (Based on Estimated Cost)	45601580/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

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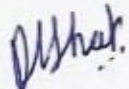
Wing E
Wing G

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing B	108061585/-
2	Cost incurred as on 30/4/17 (based on the Estimated cost) Work done in Percentage	59071990/-
3	Work done in Percentage (as Percentage of the estimated cost)	54.66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	48989595/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B.

Sr. No.	Particulars	Amount
1	Total Estimated cost of the internal and External Development works including amenities and Facilities in the Layout as ondate of Registration is	12500000/-
2	Cost incurred as on 30/4/2017	2500000/-
3	Work done in Percentage	20%
4	Balance cost to be incurred Based on Estimated Cost	1,00,00,000/-
5	Cost Incurred on Additional / Extra Items As onnot included in the Estimated Cost (Annexure) A)	NIL

Yours Faithfully ',



Shri Dhaval.H Shah
(License No S/605/SS-II)

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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 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 was not part of the original Estimate of Total Cost)