

MUTHU KRISHNAN & ASSOCIATES

❖ Architectural Consultants
❖ Consulting Engineers
❖ Project Management Consultants

❖ Licensed Surveyors
❖ Licensed Supervisors
❖ Approved Valuers

Date: 05/11/2018

Shri.Mukesh Gala, Partner,
M/S.Navkar Infra Projects ,
1 to 6, 2nd Floor, Navkar Paradise,
Near Veer Savarkar Garden,
L.T.Road, Borivali (W), Mumbai – 400092.

Subject: Certificate of Cost Incurred for Development of **Yellow Roses CHS Ltd.**, for Construction of One building of Single wing, No Phase situated on the Plot bearing CTS No.1043, of Village Eskar, at Holi Cross Road No.: 2, I.C. Colony, Borivali (W), Mumbai 400092. Maha RERA regn. No.: P 51800000712

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

to the North to the South : CTS No.: 1042 to CTS No.: 1044

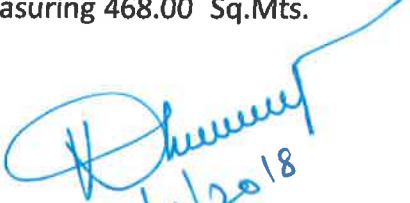
to the East to the West : CTS No.: Road to CTS No.: 1046

of --- Division, village : Eskar, taluka: Borivali, District MSD, plot admeasuring 468.00 Sq.Mts. area being developed by Navkar Infraprojects

Ref: MahaRERA Registration Number : P 51800000712

Sir,

I, Muthu Krishnan.N, Proprietor of M/s. Muthu Krishnan & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA No.: P 51800000712, being **Yellow Roses CHS Limited** of the Single Phase situated on the plot bearing CTS No.1043, at Holi cross Road no.: 2, I.C. Colony, village Eskar, taluka Borivali , District MSD, PIN 400092, admeasuring 468.00 Sq.Mts. area being developed by **M/s.Navkar Infraprojects** .


05/11/2018

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

(i) **Shri. Ubaid Pettiwala** as Architect

(ii) **Shri. Ravindra Deshpande** as Structural Consultant

(iii) **Shri. Ubaid Pettiwala** as MEP Consultant

(iv) **Shri. Muthu Krishnan.N** of **M/S. Muthu Krishnan & Associates** 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 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. Muthu Krishnan.N** of **M/S. Muthu Krishnan & Associates**, the 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.

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 9,97,84,524/-** (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 Building Proposal (Western Suburb) of 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. 5,94,18,599/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from Building Proposal (Western suburb) of MCGM (Planning Authority) is estimated at **Rs. 4,03,65,925/-** (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:

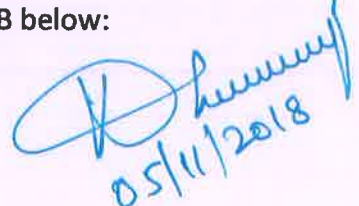

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TABLE : A

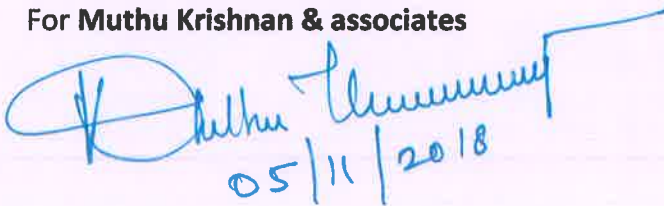
Sr.No.	Particular	Amount in INR
1.	Total Estimated cost of the building as on 30/09/2018 Date of Registration is	9,67,34,524/-
2.	Cost Incurred as on 30/09/2018 (Based on the Estimated cost)	5,79,54,692/-
3.	Work done in Percentage (as percentage of estimated cost)	59.91%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	3,87,79,832/-
5.	Cost Incurred on Additional / Extra Items as on 30/09/2018 not included in estimated cost (Annexure A)	None

TABLE : B

Sr.No.	Particular	Amount in INR
1.	Total Estimated cost of the Internal & External Development Works including Amenities and facilities in the Layout as on 30/09/2018	30,50,000/-
2.	Cost Incurred as on 30/09/2018 (Based on the Estimated cost)	14,63,907/-
3.	Work done in Percentage (as percentage of estimated cost)	48.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	15,86,093/-
5.	Cost Incurred on Additional / Extra Items as on 30/09/2018 not included in estimated cost (Annexure A)	None

Yours Faithfully,

For **Muthu Krishnan & associates**


05/11/2018

MUTHU KRISHNAN. N

Arch Consultant * LIC Surveyor

LIC No M/409/L S

6/A, Laxmi Bhavan, 109 Jain Society,
Sion (W), Mumbai - 400 022