

ELLORA PROJECT CONSULTANTS

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ENGINEER'S CERTIFICATE

Date: 27/03/2018

To
M/s. Unique Shanti Developers LLP
Harsh Plaza, 1st Floor, Opp. Sector -2,
100ft Road, Mira Road (East),
Dist. Thane - 401 107.

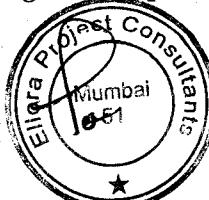
**Subject: Certificate of Cost Incurred for Development of Project known as
"BORIVALI YASH PRABHA CO-OPERATIVE HOUSING SOCIETY
LTD." for Construction Work of 1 No. of Building of the Project situated
on the Plot bearing Sub Plot No. 4 & 5 forming part of Old Plot No. 625,
New Plot No. 719 TPS III, Borivali (West), of Division Konkan, Village
Borivali, Taluka Borivali, District Mumbai City and Mumbai Suburban
PIN 400 092 admeasuring 1708.50 sq. mtrs. area being developed by M/s.
Unique Shanti Developers LLP.**

**Demarcated by its boundaries
North - 60' vide lay out Plan
South- Open Plot R.G, 30' Road and part of Sunil Society
East - Sub Plot No. 6 of Old F.P. No. 625, New F.P. No. 719
West - Sub Plot No. 3 of Old F.P. No. 625, New F.P. No. 719**

Ref: MahaRERA Registration Number P51700003496

Respected Sir/Madam,

We M/s. Ellora Project Consultants Pvt. Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Construction Work of 1 No. of Building of the Project known as **"BORIVALI YASH PRABHA CO-OPERATIVE HOUSING SOCIETY LTD."** situated on the Plot bearing Sub Plot No. 4 & 5 forming part of Old Final Plot No. 625, New Final Plot No. 719 TPS III, Borivali (West), of Division Konkan, Village Borivali, Taluka Borivali, District Mumbai City and Mumbai Suburban PIN 400 092 admeasuring 1708.50 sq. mtrs. area being developed by M/s. Unique Shanti Developers LLP.



1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) Shri. Manish M. Shah as Architect
 - (ii) Shri. Hiren Tanna as Structural Consultant
 - (iii) M/s. C & G Building Consultancy Pvt. Ltd. as MEP Consultant .
 - (iv) Shri. Sandeep Sakpal 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 Mr. Sandeep Sakpal 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. 26,25,00,000 (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.4,79,06,250/- (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 Municipal Corporation of Greater Mumbai is estimated at Rs.21,45,93,750/- (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 :

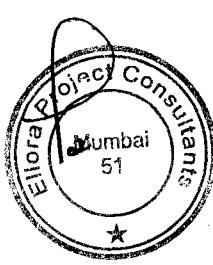


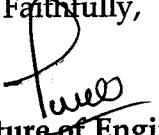
TABLE A
Building/Wings Number 01

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 28 th February 2018 date of Registration is	Rs. 26,25,00,000/-
2	Cost incurred as on 28 th February 2018 (based on the Estimated cost)	Rs. 4,79,06,250/-
3	Work done in Percentage (as percentage of estimated cost)	18.25%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs. 21,45,93,750/-
5	Cost Incurred on Additional / Extra Items as on 28 th February 2018 not included in the Estimated Cost (Annexure A)	Rs.0 /-

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 28 th February 2018 date of Registration is	Rs.0/-
2	Cost incurred as on 28 th February 2018 (based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as percentage of estimated cost)	0%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs.0/-
5	Cost Incurred on Additional / Extra Items as on 28 th February 2018 not included in the Estimated Cost (Annexure A)	Rs.0/-

Yours Faithfully,


 Signature of Engineer
 M/s. Ellora Project Consultants Pvt. Ltd
 Mr. Jitendra Deolkar
 (License No.STR/D/95).

