



Pinnacle Consultants

Licensed Surveyors, Engineers

A/1404, Gracia , Dosti Imperia Complex ,Manpada , Ghodbunder Road , Thane (W) - 400610
Mobile : 9821514269 Email : pinnacleconsultants8@gmail.com

ENGINEER'S CERTIFICATE

Date 4th January 2020.

To,

**M/s. NAHAR EXCALIBUR
PROJECTS PRIVATE LIMITED**

B-1, Mhalaxmi Chambers,
22, Bhulabhai Desai Road, Mahalaxmi,
Mumbai – 400 026.

Subject : Certificate of Cost Incurred for Development of for Construction of Plot bearing C.S. No. 24, known as “ HAJI GULMOHOMMAD CHAWL” & situated on plot bearing C.S. No. 41 known as “AYASHABAI CHAWL” of Lower Parel Division, situated at Shahir Amar Sheikh Marg, Sat-Rasta, Dhobiwala Road, Opp. Keshavra Khade Marg, Mumbai 400 011. G/S Ward with the Boundaries Around C.S. 24 as follows :-
South Side : C.S. 35 and thereafter C.S. no. 23, C.S. no.22, C.S. no.21, C.S. no.20.
North Side : C.S. No. 1638.
West Side : C.S. no. 35 (Road)
East Side : Keshav Rao Khadye Marg extension.
And Boundaries Around C.S.41
South Side : C.S.35 (Road) and thereafter C.S. no. 42, C.S. no. 1/42.
North Side :C.S. no. 40.
West Side :C.S. no. 35 Road) and thereafter C.S. no. 1/35, C.S. no.38.
East Side : C.S. no.35 Road) and thereafter C.S. no. 24.
Total admeasuring 2503.36 sq.mts. area being developed by Nahar Excalibur Project Pvt.Ltd.

Ref: MahaRERA Registration Number P51900000138

Sir,

I Vinay Mukadam have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project registered under MahaRERA, being Sale, Rehab I, Rehab II of the Project situated on the plot bearing C.S. No. 24, known as “HAJI GULMOHOMMAD CHAWL” & situated on plot bearing C.S. No. 41 known as “AYASHABAI CHAWL” of Lower Parel Division, situated at Shahir Amar Sheikh Marg, Sat-Rasta, Dhobiwala Road, Opp. Keshavra Khade Marg,



Pinnacle Consultants

Licensed Surveyors, Engineers

A/1404, Gracia, Dosti Imperia Complex, Manpada, Ghodbunder Road, Thane (W) - 400610
Mobile : 9821514269 Email : pinnacleconsultants8@gmail.com

Mumbai- 400 011. G/S Ward admeasuring 2503.36 sq.mts. area being developed by Nahar Excalibur Project Pvt. Ltd.

1. Following technical professionals are appointed by owner /Promoter :-
 - i. M/s. Ketan Vaidya Associates as Architect
 - ii. Shri. Mahimtura Consultant Pvt. Ltd. as Structural Consultant.
 - iii. M/s. MEP Consulting Engineers as MEP Consultant.
 - iv. M/s. Srujan Constructions 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 Srujan Construction 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.233.04 cr. (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 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.226.80 cr. (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 MCGM (planning Authority) is estimated at Rs.6.24 cr. (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 :



Pinnacle Consultants

Licensed Surveyors, Engineers

A/1404, Gracia , Dosti Imperia Complex ,Manpada , Ghodbunder Road , Thane (W) - 400610
Mobile : 9821514269 Email : pinnacleconsultants8@gmail.com

TABLE A
Building/wing bearing Number or called "EXCALIBUR BY NAHAR"

Sr.No.	Particulars	Amounts (In Crores)
1.	Total Estimated cost of the building /wing as on 30 th November 2019.	225.04
2.	Cost incurred as on 30 th November 2019. (based on the Estimated cost).	225.04
3.	Work done in 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 on 30 th November 2019. not included in the Estimated Cost (Annexure A).	1.00 cr.

TABLE B

Sr.No.	Particulars	Amounts (In Crores)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30 th November 2019.	8.00 cr.
2.	Cost incurred as on 30 th November 2019. (based on the Estimated cost)	1.76 cr.
3.	Work done in Percentage (as Percentage of the estimated cost).	-
4.	Balance Cost to be incurred (Based on Estimated Cost).	6.24 cr.
5.	Cost Incurred on Additional/ Extra Items as on 30 th November 2019. not included in the Estimated Cost (Annexure A).	-

Yours Faithfully,

VINAY

GAJANAN

MUKADAM

Digitally signed by VINAY GAJANAN MUKADAM
DN: c=IN, o=Personal, cn=VINAY GAJANAN MUKADAM,
serialNumber=0a09039e0726f3d74e
c2100e0e0907c21913d115a0f0da
1d00ab1232, postalCode=400068,
23.4.20+211004d00a0a1c91c79a2f0
047714a0c06e09f080612300e010
0a070e, st=Maharashtra
Date: 2020.01.04 16:22:23 +05'30'

Shri. V.G. Mukadam.
(Licence No. M/367/LS)