

MUNIR M. CHAGANI

Licensed Surveyor & Consulting Engineers

C/501, Green Park, Near Shantivan (Mhada), Andheri (W). Mumbai - 400053.

Date: 04/04/2019

To,

Shreepati Splendour,
402, Shreepati Arcade, 4th Floor,
A.K. Marg, Nana Chowk,
Mumbai-400036.

Subject: Certificate of Cost Incurred for Development of Praman Splendour for Construction of Property bearing C.S. No. 707/10 and 707A/10, demarcated by its boundaries, , Plot No. 578A to the North, Plot No. 580 to the South, Hooper garden to the East, Jame Jamshed Road to the West, of Dadar Matunga (South) Estate, F/N ward, Ward no F-7031(17A)61A & F-7031(17)61 Mumbai-400 019. Admeasuring 718.31 sq.mts. area being developed by Shreepati Splendour.

Ref: RERA Registration Number :P51900004811

Sir,

I Munir M. Chagani have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered under RERA, being redeveloped property bearing C. S. No.707/10 and 707A/10, at Jame Jamshed road, Dadar Matunga (South) Estate, F/N ward, Ward no F-7031(17A)61A & F-7031(17)61 Mumbai-400 019. admeasuring 718.31 sq.mts. area being developed by Mr. Kaushal M.Purohit.

1. Following technical professionals are appointed by Promoter :-

- (i) Mr. Mitesh R Gadhiya, as Architect.
- (ii) M/s Gireesh M. Rajadhyaksha, as structural Consultant.
- (iii) M/s Electro-Mech Consultants Pvt. Ltd., as MEP Consultant.

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 Drawing/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 me, 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.17.36 Cr. 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 is calculated at Rs. 17.36 Cr. The amount of Estimated Cost Incurred is calculated on the base of amount of the Total Estimated Cost.

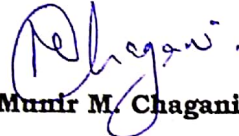
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from MCGM (Planning Authority) is estimated at Rs.NIL.

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 below

TABLE A

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on 13/07/2017 date of Registration is	Rs.17,36,00,000 /-
2.	Cost incurred as on Dt. 31/03/2019 (based on Estimated Cost)	Rs.17,36,00,000 /-
3.	Work done in Percentage (as percentage of the estimated cost)	100.00 %
4.	Balance Cost to be Incurred (Based on estimated cost)	NIL
5.	Cost Incurred on additional/Extra Items as on _____ not included in the estimated Cost (Annexure A)	NIL

Yours Faithfully


Munir M. Chagani