

From,
Mr. Kunal Kiran Gavankar,
(Civil Engineer),
30-B, Khotachi Wadi,
V. P. Road, Girgaon,
Mumbai – 400 004.
Date: 08th July 2024.

To,
M/s. Mama & Sons,
6, 74/B, 1st Floor,
Glass Wala Building,
L. J. Road, Mahim,
Mumbai – 400016.

Subject : Certificate of Cost Incurred for Development of “MAMA HEIGHTS” for Construction of one building with two wings (MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 675 & 676 demarcated by its boundaries (latitude and longitude of the end points) F. P. No. 671 to the North, F. P. No. 678 & 679 to the South, F. P. No. 674, 677 & 678 to the East, Proposed 40ft wide D. P. Road, Balamiya Lane to the West, of Division Konkan Village GNorth-400016 Taluka Ward G/North District Mumbai City PIN 400016 admeasuring 1014.22 sq.mtrs. area being developed by M/s. Mama & Sons.

Ref: MahaRERA Registration Number P51900002232.

Sir,

I/ We Mr. Kunal K. Gavankar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one Building with two wings of the situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 675 & 676 of Division Konkan Village G/North-400016 Taluka Ward G/North District Mumbai City PIN 400016 admeasuring 1014.22 sq. mtrs. area being developed by M/s Mama & Sons.

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

(i) M/s Unmesh Bholay & Associates as L.S. / Architect;

(ii) M/s Shashank Mehendale & Associates as Structural Consultant

(iii) M/s /Shri/Smt Not Applicable as MEP Consultant

(iv) Shri Kunal Gavankar 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 Kunal Gavankar quantity Surveyor* appointed by Developer / Engineer, and the assumption of the cost of material, labor 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. 55,97,00,000/- (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 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. 53,81,87,560/- (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 MCGM (planning Authority) is estimated at Rs. 2,15,12,440/- (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 /Wing bearing Number 1 Building with 2 wings or called MAMA HEIGHTS.
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on <u>30/06/2024</u> date of Registration is	Rs. <u>55,97,00,000/-</u>
2	Cost incurred as on <u>30/06/2024</u> (based on the Estimated cost)	Rs. <u>54,39,90,788/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>99%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>1,57,09,212/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>30/03/2024</u> not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30/06/2024</u> date of Registration is	NIL
2	Cost incurred as on <u>30/06/2024</u> (based on the Estimated cost).	NIL
3	Work done in Percentage	NIL

(as Percentage of the estimated cost).

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|---|---|-----|
| 4 | Balance Cost to be Incurred
(Based on Estimated Cost). | NIL |
| 5 | Cost Incurred on Additional /Extra Items
as on <u>30/06/2024</u> not included in the
Estimated Cost (Annexure A). | NIL |

Yours Faithfully,

Signature of Engineer.



(License No. G/262/SS-I)

*** 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 the 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 were not part of the original Estimate of Total Cost)

