

# TECHNO CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS – QUANTITY SURVEYORS

503, CITY TOWER, SHAIKH MISRI DARGAH ROAD, WADALA (E). MUM-37. Mob: 9821383539, E-mail : suhail\_w\_16@hotmail.com

Date : 10.01.21

**To,**

M/s. Gold Plaza Developers Pvt.Ltd.  
Jetha Compound, Gala No- 03,  
Opp. Nirmal Park, Behind HP Petrol Pump,  
Dr.B.A. Road, Byculla (E), Mumbai – 400 027

Subject : Certificate of Cost Incurred for Development of RUDRA HEIGHTS for Construction One Building(s) / One Wing(s) of the One Phase of the project [Maha RERA Registration Number] situated on the plot bearing C.S NO 197/74, Plot no – 209 demarcated by its boundaries (latitude and longitude of the end points) Vithal Chauhan Marg to the North, Ebrahim Mansion Bldg. to the south, BIT Chawl to the east, Dr B.A.Road to the west of division Parel – Sewri, pin 400 033, admeasuring 432.16 Sq.mts. area being developed by Gold Plaza Developers Pvt Ltd.

Ref : Maha RERA Registration Number P51900005874

Sir,

I/We SUHEL MEHMOOD WAGHOO (TECHNO CONSULTANTS) have undertaken assignment of Certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA , being Building One building /One wing of the project, situated on the plot bearing CTS No. 197/74, Plot no - 209 of division Parel - Sewri Pin 400 033 admeasuring 432.16 sq. mts. area being developed by Gold Plaza Developers Pvt. Ltd.

1. Following technical professionals are appointed by the Promoter (developer)
  - (1) Smt. Ansari Ishrat Mohammed Yunus as L.S
  - (2) M/s V.J. Joshi & Associates as structural consultant
  - (3) M/s Anpra Enterprises as MEP consultant
  - (4) M/s Techno Consultants as Quantity Surveyor
2. I 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 SUHEL MEHMOOD WAGHOO (TECHNO CONSULTANTS) quantity Surveyor appointed by the 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 of the aforesaid project under reference as Rs. 13,99,30,417/-. 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 31/12/2020 is calculated at Rs. 10,51,59,679/- . 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. 3,47,70,738/-.
6. I certify that the Cost of 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 called RUDRA HEIGHTS ( ONLY ONE BUILDING)

| Srl No. | Particulars                                                                                                | Amounts         |
|---------|------------------------------------------------------------------------------------------------------------|-----------------|
| 1       | Total Estimated cost of the building as on date on registration is                                         | 13,89,30,417 /- |
| 2       | Cost incurred as on 31/12/2020 (based on Estimated Cost)                                                   | 10,51,59,679/-  |
| 3       | Work done in Percentage (As Percentage of the estimated cost)                                              | 75.69%          |
| 4       | Balance Cost to be incurred (Based on Estimated cost)                                                      | 3,47,70,738/-   |
| 5       | Cost incurred on Additional / Extra Items as on 31/12/2020 not included in the Estimated Cost (Annexure A) | N.A.            |

**TABLE B**

(to be prepared for the entire Registered phase of the Real Estate project)

| Srl No. | Particulars                                                                                                | Amounts      |
|---------|------------------------------------------------------------------------------------------------------------|--------------|
| 1       | Total Estimated cost of the building as on date on registration is                                         | 10,00,000 /- |
| 2       | Cost incurred as on 31/12/2020 (based on Estimated Cost)                                                   | 0.00 /-      |
| 3       | Work done in Percentage (As Percentage of the estimated cost)                                              | 0%           |
| 4       | Balance Cost to be incurred (Based on Estimated cost)                                                      | 10,00,000/-  |
| 5       | Cost incurred on Additional / Extra Items as on 31/12/2020 not included in the Estimated Cost (Annexure A) | N.A.         |

Yours faithfully,

For, **TECHNO CONSULTANTS**



**( SUHEL MEHMOOD WAGHOO )**

B.E. (CONSTRUCTION) , Quantity surveyor,  
Authorization No. 2001-BENG-4807

