Anish & Associates
Licensed Surveyor & Consulting Engineer

Ref: HB/627

Dt: 30/10/17

To,
M/s Swagat Property Developers,
Swagat Heights, Behind Ritu Paradise II,
Near GCC club, Bhayandar (E).
Thane – 401101.

Sub.: Certificate of Cost Incurred for Development for construction of one Building no. P2 Wing A & B, named "Swagat Heights" the Project situated on the Plot bearing Survey No. / Hissa No. 77/1, 2, 3pt, Demarcated by its boundaries (latitude 19.3105N and longitutde 72.8540E of the end points) Nalla & Road to the North, GCC International School to the South, Ritu Paradise phase II to the East & Balaji Enclave to the West, Division: KonKan, Village: Ghodbunder, Taluka & Dist: Thane Pin – 401101, admeasuring FSI 6789.97 Sqmts. Area (as certified by L.S) being developed by M/s Swagat Property Developers.

Sir,

I/ We M/s Anish & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one Building no. P2 Wing A & B, named "Swagat Heights" the Project situated on the Plot bearing Survey No. / Hissa No. 77/1, 2, 3pt, Demarcated by its boundaries (latitude 19.3105N and longitutde 72.8540E of the end points) Nalla & Road to the North, GCC International School to the South, Ritu Paradise phase II to the East & Balaji Enclave to the West, Division: KonKan, Village: Ghodbunder, Taluka & Dist: Thane Pin – 401101, admeasuring FSI 6789.97 Sqmts. Area (as certified by L.S) being developed by M/s Swagat Property Developers.

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

(iv) Shri D. N. Patel as Architect/ L.S;
(v) M/s Anish & Associates as Structural Consultant.
(vi) Shri Bhanuprasad Raval of M/s Khushdish Construction as Quantity Surveyor.

3. My client has 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. His estimated cost calculations are based on

..2/-

Shop No. 1 & 2, Bhairav Shrusti, Gr. Floor, Near Flyover Bridge,
Bhayandar (West), Dist. Thane - 401 101. Phone : 2819 8942

ANISH ASSOCIATES Lic.Surveyor's & ENGINEERS

the Drawings/plans made available to us for the project under reference by the Developer and the Schedule of items and quantity for the entire work as calculated by Shri Bhanuprasad Raval of M/s Khushdish Construction quantity Surveyor appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. The Developer & Shri Bhanuprasad Raval of M/s Khushdish Construction estimate Total Estimated Cost of completion of the building(s) of the aforesaid project (as per proposed plan subject to approval) under reference as Rs. 29,90,00,000/- (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 Mira Bhayandar Muncipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated by Developer & Shri Bhanuprasad Raval of M/s Khushdish Construction at Rs. 25,26,01,480/- (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 MBMC (planning Authority) is estimated by Developer & Shri Bhanuprasad Raval of M/s Khushdish Construction at Rs. 4,63,98,520/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project (as per the details & information given to me by my client) as completed on the date of this certificate is as given in Table A and B below:

..3/-

-3-

TABLE A

Building no. P2 Wing A & B, named "Swagat Heights"

Sr. No	Particulars	Amounts in Rs. A wing	B wing
1.	Total Estimated cost of the building/wing as on 30/10/17 date of Registration is	21,11,72,107/-	5,78,27,893/-
2.	Cost incurred as on 30/1017 (based on the Estimated cost)	17,52,62,842/-	5,49,26,404/-
3.	Work done in Percentage (as Percentage of the estimated cost)	83%	95%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	3,59,09,265/-	29,01,489/-
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. ___--_____ /-	

TABLE B

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal & External development Works including amenities and Facilities in the layout as on 28/07/17 date of Registration is	Rs.3,00,00,000/-
2.	Cost incurred as on 28/0717 (based on the Estimated cost)	Rs. 2,25,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	75%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.75,00,000/-
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. ____--_____ /-

Yours Faithfully,
For Anish & Associates

Partner
Lic no. NAP/NR/194/1102/99-2000.

ANISH ASSOCIATES Lic. Surveyor's & Engineers