

Sir,

I/We PRADEEP L. LAKHOTIA Have Undertaken assignment of certifying estimated cost for the

Subject Real Estate Project proposed to be registered under MahaRERA, Being 1 (ONE) Building (s)/A & B Wing(s) of the II Phase Situated on the plot Bearing Survey No.142/1 PART AND 142/2/2 of Division Kokan, Village Kamatghar, Taluka Bhiwandi, District Thane, PIN 421302, Admeasuring 4076.98 Sq. Mts. Area Being Developed By M/s. Nestor Sai Developers Pvt. Ltd

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

- (i) M/s. NAKHUDA & ASSOCITES _____ as L.S. / Architect :
- (ii) M/s. MUQRI & ASSOCITES _____ as Structural Consultant
- (iii) Shri. HOBEDAR I PASI _____ as MEP Consultant
- (iv) Shri HEMANT B GAIKWAD _____ 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 calculation 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 Shri HEMANT B GAIKWAD quantity Surveyor* Appointed by Developer Engineer and the assumption of cost of material, labor and other inputs made by Developers And the site inspection carried out by us.

P.K. Lakhotia