ASCENT
STRUCTURAL ENGINEERS PVT. LTD.

001, Laxmi Apt., Opp. IBPS Building, 90ft. Road, Thakur Complex, Kandivali (East), Mumbai - 400 101.
Tel. : (O) + 91 22 28547327 E-mail : ascent@ascent-engg.co.in

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Ref: J-773/04/R1
Date: 16-07-2019

To
M/s. Chamunda Builders & Developers
111, Chamunda Heritage, Jijamata Nagar,
Andheri(East),Mumbai-400069

Sub: Certificate of Cost Incurred for Development of ONE NO. of Building for Construction of Composite Building A & B Wing(s) of the (MahaRERA Registration Number) situated on the Plot bearing CTS Nos.294, 295, 295/1 to 24, 296, 296/1 to 8, 297, 297/1 to 5, 386(pt), plot C, plot F (Old CTS 325 (PT)), 387(PT), 388,388/1 to 10, & 370, 370/ 1 to 35 Village Vile Parle (E) , Shivaji Nagar, Near Jeevan Vikas Hospital, Mumbai FOR "Brahmanand SRA CHS Ltd", Vishveshwaranand SRA CHS Ltd" (Earlier Known as "Shivaji Nagar SRA CHS Ltd") and "Maheshwaranand Sahakari Grihnirman Sanstha (Prop)." by its boundaries (latitude and longitude of the end points) CTS-294 to the North, CTS-388 to the South, CTS-293 to the East, CTS-386 to the West of Division village Vile Parle(East), Taluka Andheri District Suburban,PIN 400057 admeasuring 788.44 sq.mtrs. Area being developed by M/s. Chamunda Builders & Developers.

Ref: MahaRERA Registration Number_____

Sir,

I/We **Ascent Structural Engineers Pvt Ltd** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Composite Building(s)/A & B Wing(s) situated on the **plot bearing CTS Nos.294, 295,295/1 to 24, 296, 296/1 to 8, 297, 297/1 to 5, 386(pt), plot C, plot F (Old CTS 325 (PT)), 387(PT), 388,388/1 to 10, & 370, 370/ 1 to 35 Village Vile Parle (E) , Shivaji Nagar, Near Jeevan Vikas Hospital, Mumbai for "Brahmanand SRA CHS Ltd", "Vishveshwaranand SRA CHS Ltd" (Earlier Known as "Shivaji Nagar SRA CHS Ltd") and "Maheshwaranand Sahakari Grihnirman Sanstha (Prop)." of Division village Vile Parle (East), taluka Andheri District Suburban, PIN 400057 admeasuring 788.44 sq.mts**. Area being developed by **M/s Chamunda Builders & Developers.**

1. Following technical professionals are appointed by Owner / Promoter:-
(i) **M/s. Shah and Associates as L.S. / Architect**
(ii)**M/s. Ascent Structural Engineers Pvt Ltd as Structural Consultant**
(iii) **M/s. MAK MEP Consultant as MEP Consultant**
(iii) **Mr. Arvind Kumar Singh 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 **Mr. Arvind Kumar Singh** as Quantity Surveyorappointed by 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(s) of the aforesaid project under reference as **Rs. 39,97,48,431/-**(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 **Slum Rehabilitation Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 5,57,56,311/-**(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 **Slum Rehabilitation Authority**(planning Authority) is estimated at **Rs. 34,39,92,120/-**(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_____ or called **Plot – 387 (Rehab Wing)**
(To be prepared separately for each Building / Wing of Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wingas on **31.03.2019**date of Registration is	**Rs. 8,52,63,158/-**
2	Cost incurred as on**31.03.2019**(based on the Estimated cost)	**Rs. 68,69,404/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**8.05%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 7,83,93,754/-**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	**NIL**

Building /Wing bearing Number_____ or called **Plot – 387 (Sale Wing)**
(To be prepared separately for each Building / Wing of Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **31.03.2019**date of Registration is	**Rs. 5,97,00,000/-**
2	Cost incurred as on **31.03.2019**(based on the Estimated cost)	**Rs. 48,09,855/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**8.05%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 5,48,90,145/-**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	**NIL**

Building /Wing bearing Number_____ or called **Plot – 370 Sale Building**
(To be prepared separately for each Building / Wing of Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **31.03.2019**date of Registration is	**Rs. 17,20,67,922/-**
2	Cost incurred as on **31.03.2019**(based on the Estimated cost)	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 17,20,67,922/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**NIL**

TABLE B

(To be prepared for the entire registered phase of the real estate project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on**31.03.2019**date of Registration is	**Rs. 8,27,17,351 /-**
2	Cost incurred as on **31.03.2019**(based on the Estimated cost)	**Rs. 4,40,77,052/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**53%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 3,86,40,299/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**NIL**

Yours Faithfully,

For **M/s Ascent Structural Engineers Pvt. Ltd,**

[Shriniwas Mahamuni]

Consulting Structural Engineer

Regn. No. : STR/M/91

*** 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)