DINESH H. MEHTA (B.E.CIVIL)

LICENSED PLUMBER AND LICENSED SITE SUPER VISOR

ADD: B/34 RAJESH APARTMENT SHANKAR LANE KANDIVLI (WEST) MUMBAI 400067

Date: 19.10.2023

To,
M/s Vaibhav Realtors
9 no Malharrao wadi, D.A. Lane
Kalbadevi, Mumbai-400002

Subject: Certificate of Percentage of completion of construction Work of 1 No. of building of the Project situated on the Plot bearing old CTS NO. 3138 to 3145, 3146, 3146/1 to 12, 3147, 3150, 3150/1 to 9, 3151, 3151/1 to 6 and 3155 and New CTS No. 3138A and 3138B Demarcated by its approx. boundaries (72 51 14.309 – 19 04 40.583, 72 51 14.91 – 19 04 42.37, 72 51 15.803 – 19 04 42.324, 72 51 15.807 – 19 04 40.451 of the end points) to the North C.T.S no. 3137 to the south C.T.S no. 3201 to the East C.T.S no. 3159 and to the west C.T.S no. 3149 of Village – Kole Kalyan, taluka - Andheri, District- Mumbai, PIN – 400055, area admeasuring 1936.8 sq.mts. being developed by M/s. Vaibhav Realtors

Sir,

I, Mr. Dinesh H. Mehta have undertaken assignment of certifying Estimated cost for the subject Real Estate Project as registered vide number **P51800022021** under MahaRera, being 1 sale Building having 3 wings (A, B & C) situated on plot bearing old CTS NO. 3138 to 3145, 3146, 3146/1 to 12, 3147, 3150, 3150/1 to 9, 3151, 3151/1 to 6 and 3155 and New CTS No. 3138A and 3138B of Village – Kole Kalyan, taluka - Andheri, District- Mumbai, Pin – 400055, area admeasuring 1936.8 sq.mts. being developed by M/s. Vaibhav Realtors.

1. Following Technical Professionals are appointed by Owner/Promoter: -

(i) M/s. Aakar Architects	as Architect;
(ii) M/s. Frames	as Structural Consultant
(iii) Mr. Dinesh H. Mehta	as Licence Plumber
(iv) Mr. Dinesh H. Mehta	as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the buildings 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

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Consultants and the Schedule of items and quantity for the entire work as calculated by Dinesh H. Mehta Quantity Surveyor appointed 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. The updated Total Estimated Cost of completion of the building of the aforesaid project under reference is Rs.17,00,00,000/- (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 from the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 14,69,00,000/- (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 of the subject project to obtain Occupation Certificate / Completion Certificate from (Planning Authority) is estimated at Rs. 2,31,00,000 /- (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		
Rehab Building		
Sr. No.	**Particular**	**Amt in Lakhs.**
1	Total Estimated cost of the building/wing As on 30.09.2023	450
2	Cost incurred as on 30.09.2023 (based on the estimated cost)	450
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance cost to be Incurred (Based on Estimated Cost)	0

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TABLE A		
Sale Building		
Sr. No.	**Particular**	**Amt in Lakhs.**
1	Total Estimated cost of the building/wing As on 30.09.2023	1100
2	Cost incurred as on 30.09.2023 (based on the estimated cost)	939
3	Work done in Percentage (as Percentage of the estimated cost)	85.36%
4	Balance cost to be Incurred (Based on Estimated Cost)	161.00

TABLE B		
Sale Building		
Sr. No.	**Particular**	**Amt in Lakhs.**
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 30.09.2023	150
2	Cost incurred as on 30.09.2023 (based on the estimated cost)	80.00
3	Work done in Percentage (as Percentage of the estimated cost)	53.33%
4	Balance cost to be Incurred (Based on Estimated Cost)	70.00

Yours Faithfully,

(Er..Dinesh H Mehta)
License No:M/89/SS-I st