



U. D. CHANDE
CONSULTING ENGINEERS • REGD. GOVT. VALUERS

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UDAY D. CHANDE
GAUTAM U. CHANDE
PREETAM U. CHANDE

Ref. No. SN/2018-60/2019-20

17th October, 2019

To

M/s Siddhi Sundar R. R. LLP
7, Mani Bhavan, 2nd Floor,
Shradhanand Road Extn.,
Vile Parle (E), Mumbai – 400 057.

Sub	:	Certificate of Cost Incurred for Development of "Sundar Niwas" for 1 (one) No. of Building, 1 (one) Wing of the 1 (one) Phase of the Project to be named "SUNDAR NIWAS" [MahaRERA Registration Number] situated on the Plot bearing C.T.S. No. 1021, 1021/1 to 4 of Village Vile Parle (East), F. P. No. 96 of T.P.S. II demarcated by its boundaries (latitude and longitude of the end points) Plot bearing F. P. No. 99 to the North, 12.2 Mtr Road to the South, Plot bearing F. P. No. 97 to the East and Plot bearing F. P. No. 95 to the West of Division Konkan, Village Vile Parle, Taluka Andheri, District Mumbai Suburban, Pin 400 057 admeasuring 665.50 sq.mtrs area being developed by Siddhi Sundar RR LLP.
Ref	:	MahaRERA registration number _____

Sir,

I Shri Uday D. Chande have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being one building, one wing of the 1 phase of the project "Sunder Niwas" situated on the Plot bearing C.T.S. No. . 1021, 1021/1 to 4 of Village Vile Parle (East), F. P. No. 96 of T.P.S. II demarcated by its boundaries (latitude and longitude of the end points) Plot bearing F. P. No. 99 to the North, 12.2 Mtr Road to the South, Plot bearing F. P. No. 97 to the East and Plot bearing F. P. No. 95 to the West of Division Konkan, Village Vile Parle, Taluka Andheri, District Mumbai Suburban, Pin 400 057 admeasuring 665.50 sq.mtrs area being developed by Siddhi Sundar RR LLP. area being developed by M/s Siddhi Sundar RR LLP.

- Following technical professionals are appointed by Owner / Promoter -
 - M/s H. M. Jhaveri & Sons as L.S. / Architect
 - Mr. Uday Chande of M/s U. D. Chande Consulting Engineers, as Structural Consultant
- 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

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entire work as calculated 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 4,60,00,000.00 (Rupees Four Crores Sixty Lakhs Only) (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs 69,71,300.00 (Rupees Sixty Nine Lakhs Seventy One Thousand Three Hundred Only) (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 M.C.G.M. is estimated at Rs 3,90,28,700.00 (Rupees Three Crores Ninety Lakhs Twenty Eight Thousand Seven Hundred Only) (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 – "Sunder Niwas"

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of building as on 16/10/2019 date of Registrations	Rs. 4,60,00,000.00
2.	Cost incurred as on 16/10/2019 (based on the estimated cost)	Rs. 69,71,300.00
3.	Work done in Percentage (as Percentage of the estimated cost)	15.16%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,90,28,700.00
5.	Cost Incurred on Additional /Extra Items As on not included in the Estimated	NIL

TABLE B

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16/10/2019 date of Registration is	Rs. ----
2.	Cost incurred as on 16/10/2019 (based on the Estimated cost)	Rs. -----
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -----
5.	Cost Incurred on Additional /Extra Items as on__not included in the Estimated Cost	NIL

Yours Faithfully


UDAY D. CHANDE
STR/C/08*** 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.