U D CHANDE LLP
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GAUTAM U. CHANDE
PREETAM U. CHANDE

Ref. No. Trimurti/01/2020-29/2023-24 10th April, 2023

To,

Seasons Avenues Properties
701, Seasons Avenue, C.T.S. No. E/235,
Linking Road, Khar (W), Mumbai – 400 052.

Sub : Certificate of cost incurred for Development of "Seasons Trimurti" (A redevelopment of Trimurti Co-Op. Housing Society Ltd.) (Maharera Registration No. Applied for) situated on the Plot bearing C. T. S. No. G/411A, G/411B and G/419 of Village Bandra, Mumbai – 400 050, demarcated by North Avenue Road to the North, Plot bearing C.T.S. No. 412, 418 to the South, by Sarojini Road to the East by 15th Road to the West, Village Bandra Taluka Andheri, District Mumbai Suburban, Mumbai – 400 054 admeasuring 2,257.53 Sq. Mt. area being developed by M/s Season Avenue Properties

Ref : Maharera Registration No.

Sir,

I Shri Gautam U. Chande have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project "Seasons Trimurti" (A redevelopment of Trimurti Co-Op. Housing Society Ltd.) (Maharera Registration No. Applied for) situated on the Plot bearing C. T. S. No. G/411A, G/411B and G/419 of Village Bandra, Mumbai – 400 050, demarcated by North Avenue Road to the North, Plot bearing C.T.S. No. 412, 418 to the South, by Sarojini Road to the East by 15th Road to the West, Village Bandra Taluka Andheri, District Mumbai Suburban, Mumbai – 400 054 admeasuring 2,257.53 Sq. Mt. area being developed by M/s Season Avenue Properties.

1. Following technical professionals are appointed by Owner / Promoter -
   (i) Mr. Kartik Mehra as Architects
   (ii) Mr. Gautam Uday Chande of M/s U. D. Chande LLP Consulting Engineers, as Structural Consultant
   (iii) Mr. _____ as Quantity Supervisor

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 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 53,60,65,067.00 (Rupees Fifty Three Crore Sixty Lakhs Sixty Five Thousand Sixty Seven Only) (Total of Table A and B) (Cost attributable to Saleable area Rs. 26,55,81,220.00 and Cost attributable to free area Rs. 27,04,83,847.00). 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 31-03-2023 is calculated at Rs 14,31,93,000.00 (Rupees Fourteen Crores Thirty One Lakhs Ninety Three Thousand Only) (Total of Table A and B) (Cost incurred Attributable to Saleable Area Rs. 7,09,42,000.00 and Cost incurred Attributable to Free area Rs. 7,22,51,000.00). 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 MCGM (Planning Authority) is estimated at Rs. 39,28,72,067.00 (Total of Table A and B) (Cost incurred Attributable to Saleable Area Rs. 19,46,39,220.00 and Cost incurred Attributable to Free Area Rs. 19,82,32,847.00).

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 :

Ref. No. Trimurti/01/2020-29/2023-24 10th April, 2023

TABLE A and B
Building called **"Seasons Trimurti"**

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building as on 31/03/2023 date of Registrations	Rs. 53,60,65,067.00
2.	Cost incurred as on 31/03/2023 (based on the estimated cost)	Rs. 14,31,93,000.00
3.	Work done in Percentage as on 31/03/2023 (as Percentage of the estimated cost)	26.71%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 39,28,72,067.00
5.	Cost Incurred on Additional /Extra Items as on 31/03/2023 not included in the Estimated Cost (Table – C)	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 31/03/2023 date of Registration	Not Applicable
2.	Cost incurred as on 31/03/2023 (based on the Estimated cost)	Not Applicable
3.	Work done in Percentage (as Percentage of the estimated cost)	Not Applicable
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Not Applicable
5.	Cost Incurred on Additional /Extra Items as on 31/03/2023 not included in the Estimated Cost	Not Applicable

Yours Faithfully

GAUTAM U. CHANDE
STR/C/46

*** 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.

TABLE C

List of Extra / Additional / Deleted Items considered in Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost(in Rs.)
1.		
2.		