NEBU THOMAS

B.203 Janki Avenue C.H.S. Ltd Chulna Bhabola Road
Vasai (W) Dist.Palghar 401202

Date: 26.02.2025

To,

Poddar Realty India Pvt Ltd
Plot No. 26, Shah Industrial Estate,
Opp. Anna Temple, New Link Road,
Andheri (West), Mumbai – 400 053

Subject : Certificate of Cost Incurred for Development of VENUS Building of the project [MahaRERA] Registration Number] situated on the Plot bearing CTS No.260/A/2 demarcated by its boundaries (latitude and longitude of the end points) Plot Bearing CTS No. 262/A to the North, Plot Bearing CTS No. 262/A to the West, Plot Bearing CTS No. 264 & 263 to the East, Taluka Andheri, District Mumbai City, PIN 400060, admeasuring 509.78 sq.mts. area being developed by Poddar Realty India Pvt. Ltd

Ref : MahaRERA Registration Number **P51800053403**

Sir,

I, Nebu Thomas have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being VENUS Building situated on the plot bearing CTS No. 260/A/2 of Division Konkan, Village Mogra, Taluka Andheri, District Mumbai Suburban, Jogeshwari (East), K/E Ward, PIN 400060 admeasuring 509.78 sq.mts. area being developed by M/s. Poddar Realty India Pvt Ltd

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

(i) Shri Kalpesh Jain as Architect;
(ii) Shri Sunil R Shah as Structural Consultant
(iii) Shri Nebu Thomas as Site Supervisor

2. I 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/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. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 13,17,90,000 (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(s) from the BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31/12/2024 is calculated at Rs. 10,04,99,199/- (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 BMC (planning Authority) is estimated at Rs. 3,12,90,801/- (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 called VENUS

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 31/12/2024	Rs. 13,17,90,000/-
2	Cost incurred as on 31/12/2024 (based on the Estimated cost)	Rs. 10,04,99,199/-
3	Work done in Percentage (as Percentage of the estimated cost)	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,12,90,801/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.		Particulars	Amounts
(1)		(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is		Rs. _____
2.	Cost incurred as on _____ (based on the Estimated cost).		Rs._____
3.	Work done in Percentage (as Percentage of the estimated cost)		_____ %
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 (Annexure A).		Rs. _____

Yours Faithfully,

Nebu Thomas

Digitally signed by Nebu Thomas
DN: c=IN, o=Personal, title=9872, pseudonym=13352837471340016738N6P zoP8HoGJdx, 2.5.4.20=d46ff3f50d1c8b22255dfc0e3168aafc44dfb6e37bd05fd151a31e7a57c63589a, postalCode=401202, st=Maharashtra, serialNumber=7ad3962c015087260406809864f02dd19ce61aefa855792d8a3945e879760ac5, cn=Nebu Thomas
Date: 2025.02.26 13:48:48 +05'30'

(NEBU THOMAS)
Site Supervisor
License No. T/179/SS-II

Agreed and Accepted by:

YASH DINESH PODDAR

Digitally signed by YASH DINESH PODDAR
Date: 2025.02.26 15:06:51 +05'30'

Name: YASH PODDAR
Date:

* **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)