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	LICENSED SURVEYOR & CONSULTING ENGINEERS	
437, HIND RAJASTHAN BUILDING, DADASAHEB PHALKE ROAD, DADAR (E), MUMBAI 14.		

J5216/REC/WC/L05/2024

15<sup>th</sup> July, 2024

**FORM-2 [See Regulation 3]  
ENGINEER'S CERTIFICATE**

To,  
Keemaya Build Pvt. Ltd.  
8, Abhishek, C-5 Dalia Ind. Estate,  
Off. New Andheri Link Road,  
Andheri (W), Mumbai – 400053.  
Tel: 2267419944/61390999

Subject : Certificate of Cost Incurred for Development of **UK IONA C Wing** situated on the Plot bearing CTS No. 165 (pt), 166/1/A (pt), 169/A/7 (pt) of village Majas, New Shyam Nagar, Near Balvikas Vidya Mandir, Jogeshwari (E), Mumbai - 400060 demarcated by its boundaries New Shyam Nagar to the North, Balvikas Vidya Mandir to the South, Dattaram Waikar Marg to the East, Kokan Nagar Road to the West admeasuring 2681.78 Sq.mts. area being developed by Keemaya Build Pvt. Ltd.

Ref : MahaRERA Registration Number P51800051359

Sir,

I, **Shri Rajesh R. Khandeparkar**, Consulting Engineer, have undertaken the assignment of certifying the Estimated Cost of construction for the Subject Real Estate Project, registered under MahaRERA Registration Number P51800051359, being **UK IONA C Wing** situated on the plot bearing CTS No. 165 (pt), 166/1/A (pt), 169/A/7 (pt) of village Majas, New Shyam Nagar, Near Balvikas Vidya Mandir, Jogeshwari (E), Mumbai - 400060 admeasuring 2681.78 Sq.mts area and being developed by **M/s. Keemaya Build Pvt. Ltd.**

1. We have estimated the total cost for of the Civil, MEP and Allied works for the completion of the 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 Developers and the Consultants and the Schedule of items and Quantities of various items for the entire work as calculated by M/s. Devidas Auti Consultancy Pvt. Ltd, Quantity Surveyors appointed by Developers and is based on the assumption of the cost of material, labour and other inputs made by Developers and also based on the site inspection carried out by us.
2. We estimate the Total Cost for Completion of the building(s) of the aforesaid project under reference as Rs.26,25,03,822/- (Total of Table A and Table B).

The estimated Total Cost of project is with reference to the Civil, MEP and allied work 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.

3. The Estimated Cost Incurred till date is calculated at Rs.5,06,37,927/- .The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 21,18,65,895/- Total of Table A and Table B)
5. 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**  
**(UK IONA Wing -C)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the C wing as on 19.11.2022	Rs. 15,96,40,670
2	Cost incurred as on 30.06.2024 (Based on the Estimated cost)	Rs. 1,28,64,398
3	Work done in Percentage (As percentage of the estimated cost)	8.06%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,67,76,272
5	Cost Incurred on Additional /Extra Items till date not included in the Estimated Cost (Annexure A)	Nil

**(REHAB BUILDING)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Rehab Building on 19.11.2022	Rs. 8,51,25,300
2	Cost incurred as on 30.06.2024 (Based on the Estimated cost)	Rs. 3,77,73,529
3	Work done in Percentage (As percentage of the estimated cost)	44.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,73,51,771
5	Cost Incurred on Additional /Extra Items till date not included in the Estimated Cost (Annexure A)	Nil

**TABLE B**  
**(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 19.11.2022	Rs. 1,77,37,852/-
2	Cost incurred as on 30.06.2024 (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. 1,77,37,852/-
5	Cost Incurred on Additional /Extra Items till date and not included in the Estimated Cost. (Annexure A)	Nil

Thanking You,  
Yours Faithfully,  
For **Creative Consultants**

R. R. Khandeparkar  
License No .K/399/LS