

ARYAA REALTY

Office no.9,Ground Floor, Jalaram Niwas, Opp. Vinay photos, Ganesh Gawde Road, Mulund (W), Mumbai - 400 080.
Cell No:- 932268 0566 . Email:- aryaarealty@gmail.com

ENGINEER'S CERTIFICATE

Date:28/07/17

To
M/s Vedant Construction,
1st Floor, Sumeet Enclave,
Sant Dnyaneshwar Marg,
Opp. S.B.I., Panchpakhadi,
Thane (w).

Subject: Certificate of Cost Incurred for Development of Work of 02 No. of building of the 1 Phase of the project (Maha RERA Registration Number Awaited) situated on the plot bearing C.T.S. NO. 195 A/2, at Village Parsik, Thane demarcated by its boundaries (latitude and longitude of the end points)
Latitude 1912'30.9708"N & Longitude 730'38.322"E to the North,
Latitude 1912' 27.6516"N & Longitude 73 0'38.322"E to the South,
Latitude 1912'29.412"N & Longitude 73 0'39.7728"E to the East,
Latitude 19 12'28.836"N & Longitude 73 0'37.3572"E to the West of Division Konkan
village Parsik, Taluka Thane, District Thane, admeasuring 5130.28 sq.mts. area being developed by M/s. Vedant Construction.

Sir,

I VISHAL RAGHWANI have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being building of the 1 Phase of the project (Maha RERA Registration Number Awaited) situated on the plot bearing C.T.S. NO. 195 A/2, at Village Parsik, Thane demarcated by its boundaries (latitude and longitude of the end points)
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village Parsik, Taluka Thane, District Thane, admeasuring 5130.28 sq.mts. area being developed by M/s. Vedant Construction.

- Following technical professionals are appointed by Owner / Promoter :
 - M/s. Joshi Deshaware & Associates. as Architect ;
 - M/s. ASSOCIATED CONSULTANTS as Structural Consultant ;
 - M/s. Urja Consultants as MEP Consultant ;
 - M/s. Aryaa Realty as Quantity Surveyor / Engineer
- 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

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- calculated by Mr. VISHAL RAGHWANI 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 of the aforesaid project under reference as Rs. 41,83,92,750/- (Rupees Forty One Crores Eighty Three Lakhs & Ninety Two Thousand Seven Hundreded & Fifty 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 Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 4. The Estimated Cost Incurred till date is calculated at Rs. 18,49,52,629/- (Rupees Eighteen Crore Forty Nine Lakhs Fifty Two Thousand Six Hundreded & Twenty Nine 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 of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at Rs.23,34,40,121/- (Rupees Twenty Three Crore Thirty Four Lakhs Forty Thousand One Hundreded & twenty one 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 – B1 Type

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 20/07/2017 date of Registration is	Rs. 37,83,92,750/-
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs. 17,59,52,629/-
3	Work done in Percentage (as Percentage of the estimated cost)	46.5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20,24,40,121/-
5	Cost Incurred on Additional / Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL



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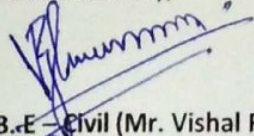
TABLE A – B2 Type

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 20/07/2017 date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs. 90,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,10,00,000/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 20/07/2017 date of Registration is	Rs.2,00,00,000/-
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



B.E – Civil (Mr. Vishal Raghwani)
(EN – 05474)

*** 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.