

**Gleeds Hooloomann
Consulting (India) Pvt Ltd**
4th Floor, 402, E square
building, Subhash Road, Vile
Parle East, Mumbai - 400057

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FORM 2 [See Regulation 3]

INDEPENDENT QUANTITY SURVEYOR'S CERTIFICATE

Date: 30th June 2017

To,

Adrent Properties private limited

Registered office – Adrent Properties private limited, *Times Tower , 12th Floor, Kamala mill compound,
Senapati Bapat Marg, Lower Parel (W), Mumbai 400013*

Regional office – *Eruchshaw Building ,4th Floor ,249, Dr. D N Road , Fort Mumbai , 400001*

Subject: Certificate of Cost Incurred for Development of “Serein” for Construction of 3 buildings and podium works with external development of the Phase 1 of the Project [Maha RERA Registration Number] situated on the Plot bearing C.N. No. / CTS No. / Survey No. / Final Plot No. __280/2B/2,281/2A/1A, 288/2D/1B, sub plot A demarcated by its boundaries (latitude and longitude of the end points) 19°22'21.50" N, 72°96'28.46"E to the North 19°21'99.20N, 72°96'38.19E to the South 19°22'16.75"N, 72°96'43.98"E to the East 19°22'04.55"N, 72°96'28.41" to the West of Division MAJIWADA village THANE taluka , THANE District, PIN 400610 admeasuring 24,317.99 sq. mts. Area being developed by Ardent properties private limited.

Ref: MahaRERA Registration Number –

Sir,

We have undertaken assignment of certifying estimated cost for the subject real estate project, proposed to be registered under MahaRERA, being 03 building(s) / 03wing(s) and podium works with external development of the Phase I situated on the Plot bearing C.N. No. / CTS No. / Survey No. / Final Plot No. __280/2B/2,281/2A/1A, 288/2D/1B, sub plot A demarcated by its boundaries (latitude and longitude of the end points) 19°22'21.50" N, 72°96'28.46"E to the North 19°21'99.20N, 72°96'38.19E to the South 19°22'16.75"N, 72°96'43.98"E to the East 19°22'04.55"N, 72°96'28.41" to the West of Division MAJIWADA village THANE taluka , THANE District, PIN 400610 admeasuring 24,317.99 sq. mts. Area being developed by Ardent properties private limited.

1. Following technical professionals are appointed by owner/promoter –

- (i) Edifice Consultants Pvt. Ltd.: (Architecture) as LS/Architects
- (ii) Gokani Consultants and Engineers LLP as Structural consultants
- (iii) Eskayem Consultants Pvt. Ltd as MEP consultants
- (iv) Gleeds Hooloomann Consulting (I) Pvt. Ltd. as Independent Quantity Surveyor*

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 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 & quantity for the entire work as calculated by Gleeds Hooloomann Consulting (I) Pvt. Ltd. As independent quantity surveyor* appointed by

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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. We estimate total estimated cost of completion of the building(s) of the aforesaid project under reference as Rs. 3,60,29,61,380. 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 Thane Municipal Corporation / MMRDA/Town Planning, Mumbai being planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The actual cost incurred till date (30th April) is calculated at Rs 19,07,14,121 (Total of table A and B). Actual amount is taken on basis of actual amount paid to vendors as per SAP data given by THDC in which amount for work in progress is not considered.
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 MMRDA (planning authority) is estimated at Rs. 3,41,22,47,259 (Total of table A and B)
6. I certify that the cost of Civil, MEP and allied work for the aforesaid project as completed on date of this certificate is given in Table A and B below: -

TABLE A – Building 1		
Sr. No	Particulars	Amounts (In Cr Rs.)
1	Total Estimated Cost of the building/wing as on 30 th April 2017 date of registration is	Rs. 1,39,40,56,417
2	Cost Incurred as on 30 th April 2017 (based on Estimated Cost)	Rs. 11,78,80,980
3	Work Done in percentage (as percentage of estimated cost)	Approx.8.46%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,27,61,75,437
5	Cost Incurred on Additional/Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	Nil

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TABLE A – Building 2		
Sr. No	Particulars	Amounts (In Cr Rs.)
1	Total Estimated Cost of the building/wing as on 30 th April 2017 date of registration is	Rs. 61,39,62,925
2	Cost Incurred as on 30 th April 2017 (based on Estimated Cost)	Rs. 2,08,96,122
3	Work Done in percentage (as percentage of estimated cost)	Approx. 3.40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 59,30,66,803
5	Cost Incurred on Additional/Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	Nil

TABLE A – Building 4		
Sr. No	Particulars	Amounts (In Cr Rs.)
1	Total Estimated Cost of the building/wing as on 30 th April 2017 date of registration is	Rs. 74,20,36,555
2	Cost Incurred as on 30 th April 2017 (based on Estimated Cost)	Rs. 2,94,52,441
3	Work Done in percentage (as percentage of estimated cost)	Approx. 3.97%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 71,25,84,114
5	Cost Incurred on Additional/Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	Nil

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TABLE B		
Sr. No	Particulars	Amounts (In Cr Rs.)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on 30 th April 2017 date of registration is	Rs. 85,29,05,484
2	Cost incurred as on 30 th April 2017 (based on estimated cost)	Rs. 2,24,84,578
3	Work done in percentage (as percentage of estimated cost)	2.64%
4	Balance cost to be incurred (based on estimated cost)	Rs. 83,04,20,906
5	Cost Incurred on Additional/Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Vishal Shah, MRICS, CCP
M.S. (Building Construction), B.E (Civil)

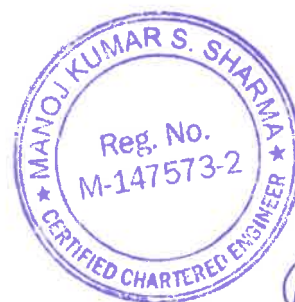
Name of Quantity Surveyor

Vishal



Signature of Quantity Surveyor

Note-



Manoj

1. The scope of work to complete the entire real estate project as per drawings approved from time to time to obtain Occupation certificate/completion certificate, based on current rules and regulations.

2. N/A

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3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work based on available information made available to independent Quantity Surveyor.

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 specification are indicative and not exhaustive.

Notes:

1. These estimate / cost to complete is based on taxation prior to GST impact. Based on revised taxation, overall cost for the project may vary and shall be provided in due course upon revisions with individual vendor contractors
2. Above costs excludes all soft costs such as approval costs, developer's overheads, land and associated costs, consultant's costs, project finance costs, marketing and sales, administrative expenses, general development cost overheads and developer's contingency/project contingency. Escalation considered in above estimate is as per developer's assumptions.
3. Total common area cost is bifurcated as per saleable area given by THDC.
4. Please note that there would be time gap between SAP booking of THDC accounts and physical work done at site, actual work done percentage would be higher compared to what is shown in current certificate.

Annexure – A

List of Extra/Additional Items executed with cost

Not Applicable currently

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