

FORM 2

ENGINEER'S CERTIFICATE

To,

Date: 27th May 2021

MAN VASTUCON LLP

12th Floor, Krushal Commercial Complex,

G.M Road, Chembur(W),

Mumbai – 400089.

Subject: Certificate of Cost Estimates / Cost Incurred for Development of **Project 1 of Phase I** Buildings in **AARADHYA HIGHPARK** project being Construction of 3 Buildings wing A, wing B, wing C & Shops (hereafter referred to as Project I of Phase I buildings), situated on the plot bearing Survey No.13/1 (corresponding Old Survey No.92), demarcated by its boundaries (latitude and longitude of the end points) **N 19 15' 49.52"** and **W 72 52' 29.11"** to the North West, **S 19 15' 48.94"** and **W 72 52' 29.11"** to the South West, **N 19 15' 45.51"** and **E 72 52' 38.84"** to the North East, **S 19 15' 44.42"** and **E 72 52' 37.84"** to the South East, division **Thane** within the jurisdiction of Mira Bhayandar Municipal Corporation, village **Mahajanwadi**, Taluka **Thane**, District **Thane**, PIN 401107 being developed by **MAN VASTUCON LLP**.

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Construction of 3 Buildings wing A, wing B, wing C & Shops (hereafter referred to as Project I of Phase I buildings), situated on the plot bearing Survey No.13/1 (corresponding Old Survey No.92), division **Thane** within the jurisdiction of Mira Bhayandar Municipal Corporation, village **Mahajanwadi**, Taluka **Thane**, District **Thane**, PIN 401107 being developed by **MAN VASTUCON LLP**.

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) M/s Disha Design Consultant as Architect
 - (ii) M/s Mahimtura Consultants Pvt Ltd as Structural Consultant
 - (iii) M/s Pankaj Dharkar & Associates as MEP Consultants
 - (iv) Shri Rajan N Kale as Quantity Surveyor
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 **Shri Rajan N Kale** 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. I Estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.296,35,00,000/- (Rupees Two Hundred Ninety-Six Crores Thirty-Five Lakh only). The estimated Total Cost of project is with reference to the Civil, MEP, Contingencies, Site Staff expenses, other amenities, and allied works

required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the Mira-Bhayandar Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31-03-2021 is calculated at Rs. 145, 05, 10, 326/- (Rupees One Hundred-Fourty Five Crores Five Lakh Ten Thousand Three Hundred Twenty-Six Only). 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 Mira-Bhayandar Municipal Corporation (Planning Authority) is estimated at Rs. 151,29,89,674/- (Rupees One Hundred Fifty-One Crores Twenty-Nine Lakhs Eighty-Nine Thousand Six Hundred Seventy Four only). 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
AARADHYA HIGH PARK PROJECT 1 OF PHASE I – WING A**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 98,00,23,064/-
2	Cost incurred as on 31-03-2021 (based on the Estimated cost)	Rs.47,96,80,639/-
3	Work done in Percentage(as Percentage of the estimated cost)	49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,03,42,425/-

**TABLE A
AARADHYA HIGH PARK PROJECT 1 OF PHASE I – WING B**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 97,62,69,108/-
2	Cost incurred as on 31-03-2021 (based on the Estimated cost)	Rs. 47,78,43,233/-
3	Work done in Percentage(as Percentage of the estimated cost)	49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 49,84,25,875/-

**TABLE A
AARADHYA HIGH PARK PROJECT 1 OF PHASE I – WING C**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 95,77,87,912/-
2	Cost incurred as on 31-03-2021 (based on the Estimated cost)	Rs. 46,87,97,454/-
3	Work done in Percentage(as Percentage of the estimated cost)	49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 48,89,90,458/-

TABLE A
AARADHYA HIGHPARK PROJECT 1 OF PHASE I – SHOPS

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 4,94,19,916/-
2	Cost incurred as on 31-03-2021 (based on the Estimated cost)	Rs. 2,41,89,000/-
3	Work done in Percentage(as Percentage of the estimated cost)	49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,52,30,916/-

TABLE B
AARADHYA HIGHPARK PROJECT 1 OF PHASE I

Sr. No	Particulars	Amounts
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. 296,35,00,000/-
2	Cost incurred as on 31-03-2021 (based on the Estimated cost)	Rs. 145,05,10,325/-
3	Work done in Percentage(as Percentage of the estimated cost)	49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 151,29,89,674/-

Thanking You,

Yours Faithfully,


Ravindra K. Yevale