

A R SHAH

B.E. MIE (CIVIL) ISSE
CHARTERED ENGINEER

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Road No. 16Z Wagle Estate
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**FORM-2
ENGINEER'S CERTIFICATE
-A-WING**

Date: 20.07.2017

To

Ashar Realtors,

Ashar IT Park

Rd No 16/Z, Wagle Estate

Nr. Agricultural Office

Thane (West)- 400604

Subject: Certificate of Cost Incurred for Development of 01 No. of Building- Wing A of the 01/03 Phase of the Project [MahaRERA Registration Number-] situated on the CTS No. B-18 demarcated by its boundaries (Latitude 19°11'11.31"N and longitude 72°56'32.89"E of the end points) D.P. Road 13.40 m to the North, CTS No. 18C/ CTS No. 18E to the South, CTS No. 18A/1 to the East, CTS No. 18C to the West of Division-Konkan, Village Mulund, Taluka Kurla, District Mumbai Suburban, PIN_400 080 admeasuring 9072.10 sq.mts. area being developed by Ashar Realtors.

Ref: MahaRERA Registration Number _____

Sir,

I A R SHAH have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA....., for Completion of Construction Work of the 01 Building- Wing A of the 01/03 Phase of the Project, situated on the CTS No. B-18, Division-Konkan, Taluka Kurla, PIN_400080 admeasuring 9072.10 sq.mts area being developed by Ashar Realtors.



1. Following technical professionals are appointed by Promoter: -

- (i) M/s Daisaria and Associates as Architect;
- (ii) M/s J W Consultants LLP as Structural Consultant
- (iii) M/s Urja Consultants as MEP Consultant
- (iv) Shri . Sanjay Patil as 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(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 Sanjay Patil 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 25,05,63,302/- (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 BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.4,36,55,667/- (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_20,69,07,635/- (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 :



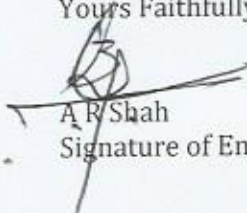
TABLE A
Building /Wing bearing Number_ A__ or called _Acacia_

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on ----- date of Registration is	Rs. 19,22,75,142/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 4,36,55,667/-
3	Work done in Percentage (as Percentage of the estimated cost)	__22.68__ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _14,86,19,475/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 _not included in the Estimated Cost (Annexure A)	Rs. N A

TABLE B

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. 5,82,88,160/-
2	Cost incurred as on _30/06/2017 (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. 5,82,88,160/-
5	Cost Incurred on Additional /Extra Items as on _30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. N A

Yours Faithfully


A R Shah

Signature of Engineer