

# MOHD. SUHIL SHAIKH

## Civil Engineer

Address: A/304, Crystal Building, Kanugo Estate,  
Mira Bhayandar Road, Miraroad (East), Thane(MS) –  
401107  
Email: [zamisam@rediffmail.com](mailto:zamisam@rediffmail.com)  
Mob.: 9867394681

FORM-2[seeRegulation3]

### ENGINEER'S CERTIFICATE

5<sup>th</sup> April 2019

To,  
M/s. Aishwarya Avant Builders LLP  
522, The Summit Business Bay, Andheri Kurla Road,  
Off Western Express Highway, Near WEH Metro Station,  
Andheri East, Mumbai 400069, Maharashtra, India.

**Subject:** Certificate of Percentage of Completion of Construction Work of 01 No. of Building(s) of the Project- **Avant Heritage II – Basement plus Stilt plus 3 Podium plus 20 Upper Habitable Floors** situated on the Plot bearing CTS No. 156D (Part), 157, 157/1, to 55, 158, 158/1 to 33 and 192 (pt) demarcated by its boundaries, 19° 08' 18.40" N - 72° 51' 33.84" E, 19° 08' 17.96" N - 72° 51' 33.54" E, 19° 06' 18.84" N - 72° 51' 29.51" E, 19° 08' 19.40" N - 72° 51' 29.59" E, 19° 08' 18.83" N, 72° 51' 31.89" E, 19° 08' 19.30" N - 72° 51' 32.03" E, 19° 08' 19.56" N - 72° 51' 33.03" E, 19° 08' 18.47" N - 72° 51' 33.27" E (Latitude and Longitude of the end points) CTS 156A & 1568 to the North, CTS 157/56 & 159 to the South, CTS 153 & 154 to the East, 192(pt) & Digamber Mhaskar Marg to the West, of Village Majas, Taluka Andheri, District Mumbai Suburban, PIN 400060, admeasuring 3293.70sq.mtrs. area being developed by M/s. Aishwarya Avant Builders LLP.

Sir,

I/We **Mr. Mohd. Suhil Shaikh** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, of the 01 No. of Building(s) of the Project – **Avant Heritage II – Basement plus Stilt plus 3 Podium plus 20 Upper Habitable Floors** situated on the Plot bearing CTS No. 156D (Part), 157, 157/1, to 55, 158, 158/1 to 33 and 192 (pt) of Village Majas, Taluka Andheri, District Mumbai Suburban, PIN 400060, admeasuring 3293.70sq.mtrs. area being developed by M/s. Aishwarya Avant Builders LLP.

1. Following technical professionals are appointed by Owner / Promoter:

- (i) M/s /Shri /Smt T. N. Hasan (M/s. Daddy & Associates) as L.S. / Architect
- (ii) M/s /Shri / Pedaneekar & Associates as Structural Consultant
- (iii) M/s /Shri / Designtech Consultancy Services as MEP Consultant

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- (iv) M/s/Shri / Mohd. Suhil Shaikh 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 Consultant and the Schedule of items and quantity for the entire work as calculated by Mr. Mohd. Suhil Shaikh 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. 29.44 Cr (Total of Table A and B). The estimated Total Cost of project 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
  4. The Estimated Cost Incurred till date is calculated at Rs. 5.95 Cr. (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis 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 MCGM (planning Authority) is estimated at Rs. 23.50 Cr (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:

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**TABLE A**

**Avant Heritage II – Basement plus Stilt plus 3 Podium plus 20 Upper Habitable Floors**

| Sr. No | Particular                                                                                      | Amount       |
|--------|-------------------------------------------------------------------------------------------------|--------------|
| 1      | Total Estimated cost of the building as on 04-04-2019                                           | 29,44,30,000 |
| 2      | Cost incurred as on 04-04-2019 (based on the Estimated cost)                                    | 5,94,70,000  |
| 3      | Work done in Percentage as Percentage of the estimated cost                                     | 20.20        |
| 4      | Balance Cost to be Incurred Based on Estimated Cost                                             | 23,49,60,000 |
| 5      | Cost Incurred on Additional / Extra items as on not included in the Estimated Cost (Annexure A) | NA           |

**TABLE B**

**Avant Heritage II – Basement plus Stilt plus 3 Podium plus 20 Upper Habitable Floors**

| Sr. No | Particular                                                                                                                            | Amount      |
|--------|---------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 04-04-2019 | 3,00,00,000 |
| 2      | Cost incurred as on 04-04-2019 (based on the Estimated cost)                                                                          | 00          |
| 3      | Work done in Percentage as Percentage of the estimated cost                                                                           | 0           |
| 4      | Balance Cost to be Incurred Based on Estimated Cost                                                                                   | 3,00,00,000 |
| 5      | Cost Incurred on Additional / Extra items as on not included in the Estimated Cost (Annexure A)                                       | NA          |

Yours Faithfully

Signature of Engineer

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### \*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.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent

Quantity Surveyor, whose certificate of quantity calculated can be relied up on by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and incase quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantitycalculatedshould bementionedat the place marked(\*)).

3. The estimated cost include sallabour, material, equipment and machinery required to

Carry out entire work.

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 specifications are indicative and not exhaustive.

