



S. V. PATEL & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTER,
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
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FORM-2

REF NO.: 1521/231/2022

Date: 04.07.2022

To,
Ashapura United,
Office No.1, NamrataShil CHS Ltd,
Building No.4, 90 Feet Road,
Ghatkopar (East), 400075.

Respected Sir,

Subject- Certificate of cost Incurred for Development of Work of The Rising 58 having Maharera developed by M/s. Ashapura United (Promoter)

Ref: MAHARERA Registration Number P51800034950.

I, Surendra V. Patel proprietor of M/s. S.V. Patel & Associates have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA, being One Building situated on The Rising 58, Building No.58, Kannamwar Nagar, Vikhroli (East), Mumbai 400 083. being developed by M/S. Ashapura United (Promoter).

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings / plans made available to us for the project under reference by the developer / consultants. The schedule of items and quantity required for the entire work as calculated by quantity surveyor/ office of engineer 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 to ascertain/ confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs.40,00,00,000/- (Total of Table A and B) at the time of registration. The estimated total cost of project is with reference to The Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale & for the purpose of obtaining occupation certificate/ completion certificate for the building(s) / wing(s) / layout / plotted development from the MHADA/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.1,42,90,366/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated based on input material / services used and unit cost of these items.

5. The Balance Cost Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs.38,57,09,634/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of 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

Project: The Rising 58, Building No.58, Kannamwar Nagar, Vikhroli (East), Mumbai 400 083.

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building / wing as on 28/04/2022 of registration is	Rs. 35,00,00,000/-
2	Cost incurred as on 30/06/2022 of certificate	Rs.1,42,90,366/-
3	Work done in Percentage (As Percentage of the estimated cost)	4.08%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.33,57,09,634/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table - C)	NIL

TABLE B

(Internal & external development works in respect of the registered phase)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of Internal and External Development work including amenities and Facilities in the layout as on 28/04/2022 of Registration is	Rs. 5,00,00,000/-
2	Cost incurred as on 30/06/2022 of certificate	Rs. 0 /-
3	Work done Percentage (As Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,00,00,000/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table - C)	NIL



Yours Faithfully,

FOR S.V.PATEL & ASSOCIATES



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Agreed and Accepted by:

For Ashapura United



Partner

Name: Ashapura United (Promoter)

Date: 04/07/2022

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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 upon by The Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*)
3. Balance cost to be incurred (4) may vary from Difference between total estimated Cost (1) and Actual Cost incurred(2) due to deviation in quantity required / escalation of cost ect. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/ qualifications, Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/ Deleted Items considered in cost
(Which was not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional / Deleted Items	Amount (In Rs.)
1.		
2.		

