

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

20th February 2018

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 + Stilt +3 Podium + 8 habitable floors – Part Building” 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°08'18.84"N - 72°51'29.51"E, 19°08'19.40"N - 72°51'29.59"E, 19°08'18.59"N - 72°51'29.59"E, 19°08'18.83"N - 72°51'31.89"E, 19°08'19.80"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, 156A & 156B to the North, CTS CTS 157/56 & 159 to the South, CTS 153@ 154 to the East, CTS 192(pt) & Digamber Mhaskar Marg to the West, of Village Majas, Taluka Andheri, District Mumbai Suburban, PIN 400060, admeasuring 3293.70 sq.mtrs. area being developed by M/s. Aishwarya Avant Builders LLP.

Sir,

I/ We **Er. Dheeraj Tiwari** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of the 01 No. of Building(s) of the Project – “Avant Heritage II - Basement + Stilt +3 Podium + 8 habitable floors – Part Building” 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 3293.70 sq.mtrs. area being developed by M/s. Aishwarya Avant Builders LLP.



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A401, Poonam Galaxy CHS,
Old Golden Nest Phase-3, Mirabhayandar Road,
Mira Road East, Thane 401107

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 /Smt Pedanekar & Associates as Structural Consultant
- (iii) M/s /Shri /Smt Designtech Consultancy Services as MEP Consultant
- (iv) M/s/Shri/Smt Dheeraj Tiwari 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 Dheeraj Tiwari 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 **12.8Cr** (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 urpose 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. **0.48_Cr.** (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 MCGM (planning Authority) is estimated at **Rs_12.32Cr**(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

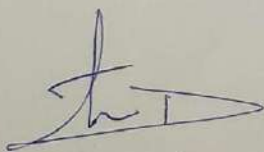
"Avant Heritage II - Basement + Stilt +3 Podium + 8 habitable floors – Part Building"

Sr. No	Particular	Amount
1	Total Estimated cost of the building as on <u>15.02.2018</u>	108000000/-
2	Cost incurred as on <u>15.02.18</u> (based on the Estimated cost	4800000/-
3	Work done in Percentage as Percentage of the estimated cost	2.34%
4	Balance Cost to be Incurred Based on Estimated Cost	103200000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NA

TABLE B

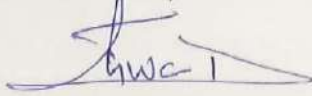
"Avant Heritage II - Basement + Stilt +3 Podium + 8 habitable floors – Part Building"

Sr. No	Particular	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>15.02.18</u>	20000000/-
2	Cost incurred as on <u>15.02.18</u> (based on the Estimated cost	00
3	Work done in Percentage as Percentage of the estimated cost	00
4	Balance Cost to be Incurred Based on Estimated Cost	20000000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NA



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Yours Faithfully



Signature of Engineer

*** 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 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. The estimated cost includes all labour, 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.