

SANTOSH G. BORE B.E.(Civil)

26/303, Harmony CHS.LTD. Pataliputa Mhada Complex Off New Link Road, Jogeshwari
(W), Mumbai 400102

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 31/03/2021

To

Aakash Developers
701, Center Plaza,
Shivaji Chowk,
Malad (E),
Mumbai- 400 097.

Subject: Certificate of Percentage of Completion of Construction Work of Sale Building No 2 situated on the Plot bearing CTS No. 19A (pt) & 25 A at Appapada, Village Malad (East), Mumbai - 400 097 demarcated by its boundaries longitude 72°52'13.65"E and latitude 19°11'34.45"N proposed 13 feet wide road to the West , CTS No. 69 to the East , Nalla to the South, CTS No. 69 to the North of Division Kokan, village Malad (E) taluka Borivali District Mumbai Suburban PIN 400 097 admeasuring 255 sq.mts. area being developed by Aakash Developers.

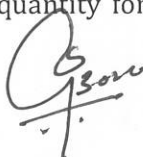
Sir,

I Santosh G. Bore have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building situated on the plot bearing CTS No. 19A (pt) & 25 A at Appapada, Village Malad (East), Mumbai - 400 097 demarcated by its boundaries longitude 72°52'13.65"E and latitude 19°11'34.45"N proposed 13 feet wide road to the West , CTS No. 69 to the East , Nalla to the South, CTS No. 69 to the North of Division Kokan, village Malad (E) taluka Borivali District Mumbai Suburban PIN 400 097 admeasuring 255 sq.mts. area being developed by Aakash Developers.

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

- (i) Shri Pankaj Biyani as Architect;
- (ii) Shri Haresh L. Patel as Structural Consultant;
- (iii) M/s Electro - Mech Consultants Pvt. Ltd. as MEP Consultant.

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 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 Amol Gaghare quantity



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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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 36.62 (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 from the SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.2.60 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 34.02 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 :

TABLE A

Building / Wing called Sethia Imperial Avenue
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 20/11/2020 date of Registration is	Rs. 28.36 Cr.
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs. 1.63 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	5.75%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 26.73 Cr.
5	Cost Incurred on Additional /Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	NA



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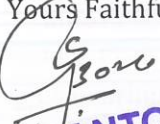
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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20/11/2020 date of Registration is	Rs.8.26 Cr.
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs. 0.07 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	11.28 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7.63 Cr.
5	Cost Incurred on Additional /Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully


SANTOSH G. BORE
B.E.(CIVIL)
(Licence No. B/288/SS-I)

* 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.