FORM-2

ENGINEER'S CERTIFICATE

Date: 08/07/2017

To,
The Ajmera Realty & Infra India Ltd,

Subject: Certificate of Cost Incurred for Development of ongoing building no 2 also known as "Ajmera Treon" for Construction of one building having two Wings of the project situated on the Plot bearing CTS No 1A/1, 1A/2, 1A/3 and 1A/6 of village Anik, Chembur.

Demarcated by its boundaries (latitude and longitude of the end points)

Adjoining property to the North Tata Transmission line to the South CTS no 1A/15, 1B, 1A/5 to the East Mahul Nalla to the West of Village Anik Taluka Chembur District Mumbai-400037 admeasuring 1,11,732.2 sqmt area being development by ARIL.

Ref: MahaRERA Registration Number (To be registered)

Sir,
I Preetam Duseja have undertaken assignment of certifying Estimated Cost for the Subject Real Estate proposed to be registered under MahaRERA, being one Building with two Wings of the single Phase situated on the plot bearing CTS No. 1A/1, 1A/2, 1A/3 and 1A/6 of Village Anik Taluka Chembur District Mumbai 400037 admeasuring 1,11,732.2 sq.mts. area being developed by ARIL.

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

   (i) M/s./Shri H.S. Thakker as L.S. / Architect
   (ii) M/s./Shri Sterling Engineering and consultancy Pvt Ltd Structural Consultant
   (iii) M/s./Shri Potential SEMAC as MEP Consultant
   (iv) M/s./Shri Sajid Khokar 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 Sajid Khokar quantity 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. 560,16,000,00/- (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 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. 98,29,93,788 /- (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 is estimated at Rs. 461,86,06,212/- (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 Number 2 or called "Ajmera Treon"

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 of Registration is	**Rs. 545,03,91,246 /-**
2	Cost incurred as on 30/06/2017 based on the Estimated cost	**Rs. 98,29,93,788 /-**
3	Work done in Percentage (as Percentage of the estimated cost)	**18.03 %**
4	Balance cost to be incurred (Based on Estimated Cost)	**Rs. 446,73,97,458 /-**
5	Cost Incurred on Additional / Extra items as on _____not included in the Estimated Cost (Annexure A)	Rs._____/-

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 30/06/2017	**Rs. 15,12,08,754 /-**
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)	**0.00 %**
4	Balance cost to be incurred (Based on Estimated Cost)	**Rs. 15,12,08,754 /-**
5	Cost Incurred on Additional / Extra items as on _____not included in the Estimated Cost (Annexure A)	Rs._____/-

Yours faithfully

Signature of the Engineer

(Preetam Duseja)

(License No. Not Applicable)