

Mr. Dilip N. Pitkar
B.Tech (Civil)
License No.P/161/SS-I

Address: 22, Venue Apartment,
B. G. Devrukhkar Road,
Dadar, Mumbai – 400014

FORM-2

ENGINEER'S CERTIFICATE

Date:- 15.07.2017

To,
M/S MAA ASHAPURA DEVELOPERS
901, Hallmark Business Plaza,
Gurunanak Hospital road,
Bandra (East), Mumbai - 400051.

Sub:- Certificate of Cost Incurred for Development of Zenergy for
Construction of 1 building(S) / 3 Wing(s) of the Entire Phase
situated on the Plot bearing CTS No.343 (pt) demarcated by its boundaries
Lat: 19°03'09"N, Long: 72°53'12"E to the North ,
Lat: 19°03'08"N, Long: 72°53'12"E to the South,
Lat: 19°03'08"N, Long: 72°53'13"E to the East,
Lat: 19°03'09"N, Long: 72°53'10"E to the West of
Division Konkan Village Chembur Taluka Kurla
District Mumbai Sub-Urban PIN 400071 admeasuring
4394.00 sq.mts area being developed by M/S MAA ASHAPURA DEVELOPERS

Ref : MahaRERA Registration Number APPLIED FOR

Sir,

I, Mr. Dilip Narayan Pitkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRera, being 1 building(S) / 3 Wing(s) of the Entire Phase situated on the plot bearing CTS No.343(pt) of Division Konkan Village Chembur Taluka Kurla District Mumbai Sub-Urban PIN 400071 admeasuring 4394.00 sq.mts. area being developed by M/S MAA ASHAPURA DEVELOPERS

1. Following technical professionals are appointed by Promoter :-

- I) Shri Rajendra Ulhas Pagnis as L.S. / Architect
- II) M/s Niranjana Pandya as Structural Consultant
- III) M/s Consistent Engineering as MEP Consultant
- IV) Shri Dilip Narayan Pitkar as Quantity Surveyor

2. I 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 Mr. Dilip Narayan Pitkar 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. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.7871.99 Laacs (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 (30.06.2017) is calculated at Rs.504.72 Laacs (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 from SRA (Planning Authority) is estimated at Rs.7367.27 Laacs (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 / Wings bearing Number F, G, H or Called Zenergy (Entire Phase)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 30.06.2017 date of Registration is	Rs.7643.93 Laacs
2	Cost incurred as on 30.06.2017 (based on the Estimated Cost)	Rs.504.72 Laacs
3	Work done in Percentage (as Percentage of the estimated cost)	6.60%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs.7139.21 Laacs
5	Cost Incurred on Additional / Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	Rs.Nil

TABLE B

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the internal & External Development Works including amenities and Facilities in the layout as on 30.06.2017 date of Registration is	Rs.228.061 Laacs

(1)	(2)	(3)
2	Cost incurred as on 30.06.2017 (based on the Estimated Cost)	Rs.0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Cased on Estimated Cost)	Rs.228.061 Lacs
5	Cost Incurred on Additional / Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	Rs.Nil

Yours Faithfully,
Signature of Engineer.



Dilip N. Pitkar
(Licence No. P/161/SS-I)

Dilip N. Pitkar
(Licence No. P/161/SS-II)

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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORM-2

ENGINEER'S CERTIFICATE

Date: - 21.07.2017

To,
M/S MAA ASHAPURA DEVELOPERS
901, Hallmark Business Plaza,
Gurunank Hospital road,
Bandra (East), Mumbai - 400051.

Sub: - Certificate of Cost Incurred for Development of Composite Building for
Construction of 1 building(S) of the Entire Phase (Rehab) of the SR Scheme
situated on the Plot bearing CTS No.343 (pt)
of Division Konkan Village Chembur Taluka Kurla
District Mumbai Sub-Urban PIN 400071 admeasuring
4394.00 sq.mts area being developed by M/S MAA ASHAPURA DEVELOPERS

Ref : MahaRERA Registration Number APPLIED FOR

Sir,

I, Mr. Dilip Narayan Pitkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRera, being 1 building(S) of the Entire Phase (Rehab) of the SR Scheme situated on the plot bearing CTS No.343(pt) of Division Konkan Village Chembur Taluka Kurla District Mumbai Sub-Urban PIN 400071 admeasuring 4394.00 sq.mts. area being developed by M/S MAA ASHAPURA DEVELOPERS

1. Following technical professionals are appointed by Promoter :-

- I) Shri Rajendra Ulhas Pagnis as L.S. / Architect
- II) M/s Niranjan Pandya as Structural Consultant
- III) M/s Consistent Engineering as MEP Consultant
- IV) Shri Dilip Narayan Pitkar as Quantity Surveyor

2. I 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 Mr. Dilip Narayan Pitkar 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. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.2395.865 Lacs (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 (30.06.2017) is calculated at Rs.1554.62 Lacs (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 from SRA (Planning Authority) is estimated at Rs.841.245 Lacs (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 / Wings bearing Number

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 30.06.2017 date of Registration is	Rs.2395.865 Lacs
2	Cost incurred as on 30.06.2017 (based on the Estimated Cost)	Rs.1554.62 Lacs
3	Work done in Percentage (as Percentage of the estimated cost)	64.89%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs.841.245 Lacs
5	Cost Incurred on Additional / Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	Rs.Nil

TABLE B

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the internal & External Development Works including amenities and Facilities in the layout as on 30.06.2017 date of Registration is	Rs.0.00 Lacs

(1)	(2)	(3)
2	Cost incurred as on 30.06.2017 (based on the Estimated Cost)	Rs.0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Cased on Estimated Cost)	Rs.0.00 Lacs
5	Cost Incurred on Additional / Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	Rs.Nil

Yours Faithfully,
Signature of Engineer.



Dilip N. Pitkar
(Licence No. P/161/SS-I)
Dilip N. Pitkar
(Licence No. P/161/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. 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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)