

ARYAA REALTY

Office no.9,Ground Floor, Jalaram Niwas, Opp. Vinay photos, Ganesh Gawde Road, Mulund (W), Mumbai – 400 080.
Cell No:- 932268 0566 . Email:- aryaarealty@gmail.com

FORM-2 [see Regulation 3] ENGINEER'S CERTIFICATE

To,
M/s. Zee Infra Projects Pvt Ltd
701/702, Balaji Business Centre
Subhash Road, Vile Parle (East),
Mumbai - 400 057

Date: 22nd July 2017

Subject: Certificate of Cost Incurred for Development of Sahyadri CHS Ltd. situated on the Plot bearing C.T.S. No. 643, F.P.21, T.P.S- VI, Village Vile Parle, demarcated by its boundaries (Latitude and longitude of the end points) 19.113763, 72.845210 to the North, 19.113341, 72.845011 to the South, 19.113638, 72.844891 to the East, 19.113556, 72.845519 to the West, of Division Konkan village Vile Parle, Taluka Mumbai, District Mumbai, PIN 400057 admeasuring 1547 sqmts area being developed by M/s. Zee Infra Projects Pvt Ltd

Sir,

We, M/s. Aryaa Realty have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Sahyadri CHS Ltd. situated on the Plot bearing C.T.S. No. 643, F.P.21, T.P.S- VI, Village Vile Parle, demarcated by its boundaries (Latitude and longitude of the end points) 19.113763, 72.845210 to the North, 19.113341, 72.845011 to the South, 19.113638, 72.844891 to the East, 19.113556, 72.845519 to the West, of Division Konkan village Vile Parle, Taluka Mumbai, District Mumbai, PIN 400057 admeasuring 1547 sqmts area being developed by M/s. Zee Infra Projects Pvt Ltd

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri Pravin R. Kanekar / Architect ;
 - (ii) Shri Hiren M. Tanna as Structural Consultant
 - (iii) Shri Rajesh Bauskar as a Site Supervisor
 - (iv) M/s Aryaa Realty 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 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



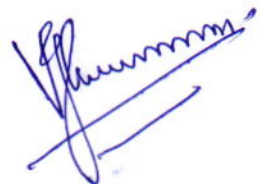
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- quantity for the entire work as calculated by **Mr. VISHAL RAGHWANI** quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 17,69,26,523/- Seventeen Crores Sixty Nine Lakhs Twenty Six Thousand Five Hundreded & Twenty Three Only** (Total of Table A+ 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 B.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 4. The Estimated Cost Incurred till date is calculated at **Rs. 40,00,000/- Forty Lakhs Only** (Total of Table A + 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 of the subject project to obtain Occupation Certificate / Completion Certificate from B.M.C. (planning Authority) is estimated at **Rs. 17,29,26,523/- Seventeen Crores Twenty Nine Lakhs Twenty Six Thousand Five Hundreded & Twenty Three Only** (Total of Table A+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 below :

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 20/07/2017 date of Registration is	Rs.16,50,00,000/-
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs.40,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.42%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,10,00,000/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL



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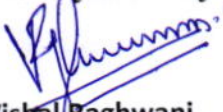
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TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 20/07/2017 date of Registration is	Rs.1, 19,26,0523/-
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1, 19,26,0523/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

For Aryaa Realty


Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)
(EN – 05474)

***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.



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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)