



Advent Management Consultancy, Near Ashiyana Corner, Veena Nagar, Khopoli 410 203, Dist: Raigad, Mob: +91 7719878621

ENGINEER'S CERTIFICATE

Date: 01/10/2019

To:

Ashiyana Dream Homes Pvt. Ltd.,
201, Gold Crest, Plot No 46,
Sector 27, Nerul, Navi Mumbai - 400706

Subject: Certificate of Cost Incurred for Development of Ashiyana Infinity Phase 1 for Construction of Building No.1 & 2 consisting A & B Wing situated on the Plot bearing CTS No. 2475A, 2476A, 3054A, 3077A/1 demarcated by its boundaries (latitude 18.795954 and longitude 73.330200 of the Plot) to the North Mumbai Pune Highway to the South Area Under Tata Power Line to the East Survey No 9/3A, 9/3C, 10/1A, 9/1B Part to the West CTS No. 2473 of Division Konkan village Khopoli Taluka Khalapur District Raigad PIN 410203 admeasuring 8930 sq.mts. area being developed by Ashiyana Dream Homes Pvt. Ltd.

Sir,

We Advent Management Consultancy have undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under Maha RERA – P52000017538, being Ashiyana Infinity Phase 1 for Construction of Building No. 1 & 2 consisting A & B wing situated on the Plot bearing CTS No. 2475A, 2476A, 3054A, 3077A/1 demarcated by its boundaries (latitude 18.795954 and longitude 73.330200 of the Plot) to the North Mumbai Pune Highway to the South Area Under Tata Power Line to the East Survey No 9/3A, 9/3C, 10/1A, 9/1B Part to the West CTS No. 2473 of Division Konkan village Khopoli Taluka Khalapur District Raigad PIN 410203 admeasuring 8930 sq.mts. area being developed by M/s Ashiyana Dream Homes Pvt. Ltd.

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

- (i) M/s Abhikalpa Architects & Interior Designers as Architect;
- (ii) M/s Adharshila Consultant as Structural Consultant
- (iii) M/s Advent Management Consultancy as Quantity Surveyor

2. We have estimated the cost of the Civil, MEP and Allied works, of **Ashiyana Infinity Building No.1 & 2 consisting A & B Wing** 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 us, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.



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3. We estimate Total Estimated Cost of completion of **Ashiyana Infinity Building No.1 & 2** consisting A & B Wing under reference as Rs. 32,59,42,791/- (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 **Khopoli Municipal Council** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 7,09,70,421/- (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 Khopoli Municipal Council is estimated at Rs. 25,49,72,370/- (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

Ashiyana Infinity Building Number 1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 01/10/2019	Rs. 15,35,04,576/-
2	Cost incurred as on 01/10/2019 (based on the Estimated cost)	Rs. 5,37,26,600/-
3	Work done in Percentage (as Percentage of the estimated cost)	35 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,97,77,976/-
5	Cost incurred on Additional /Extra Items as on 01/06/2019 not included in the Estimated Cost (Annexure A)	Rs. 0/-



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TABLE A

Ashiyana Infinity Building Number 2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 01/10/2019	Rs. 12,89,19,968/-
2	Cost incurred as on 01/10/2019 (based on the Estimated cost)	Rs. 1,28,91,996/-
3	Work done in Percentage (as Percentage of the estimated cost)	15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,60,27,972/-
5	Cost Incurred on Additional /Extra Items as on 01/06/2019 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE B

Ashiyana Infinity Phase 1

Sr. No	Particulars	Amounts
	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01/06/2019	Rs. 4,35,18,247/-
	Cost incurred as on 01/06/2019 (based on the Estimated cost)	Rs. 43,51,825/-
	Work done in Percentage (as Percentage of the estimated cost)	10 %
	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,91,66,422/-
	Cost Incurred on Additional /Extra Items as on 01/06/2019 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully

ADVENT MANAGEMENT CONSULTANCY

PROPRIETOR