

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

ENGINEER'S CERTIFICATE

Date:19/07/17

To
M/s Virani Constructions Company.
Ground Floor, Virani Plaza,
Kausa, Near Petrol Pump,
Mumbra, 400 612.

Subject: Certificate of Cost Incurred for Development of Building 'NO.4,5 & 6' for Construction of building (03) Wing of the (01) , situated on the final Plot No. 36/4, 37/1,37/2 of village Kausa, Tal. & Dist. Thane demarcated by its boundaries (latitude and longitude of the end points 19-10'15.7" N 73-01' 51.8E" to the North 19-10'12.1"N 73-01'49.7"E to the South 19-10'13.7"N 73-01'52.0"E to the East 19-10'14.1"N 73-01'46.4"E to the West of Division – Konkan, Village – (Kausa) Taluka – Thane District – Thane Pin Code – 400612 admeasuring 938.46 sqmt.area being developed by M/s. Virani Constructions Company (SUKOON HEIGHTS)

Sir,

I **VISHAL RAGHWANI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being building (03) Wing of the (01) situated on the final No. 36/4, 37/1,37/2 of village Kausa, Tal. & Dist. Thane admeasuring 938.46 sq.mts.area being developed by M/s. Virani Constructions Company (SUKOON HEIGHTS)

- Following technical professionals are appointed by Owner / Promoter :
 - M/s/Shri/Smt. Scapes,, As L.S. Architect ;
 - M/s. ASSOCIATED CONSULTANTS as Structural Consultant ;
 - M/s. Maaviya Engineering Consultants pvt ltd as MEP Consultant
 - M/s. /Shri Sayed Saleem Ismil as Site Supervisor.
- 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 **Mr. VISHAL RAGHWANI** 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.
- We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 43,95,02,000/- (Rupees Forty Three Crores Ninety Five Lakhs & Two Thousand Only)(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 Planning Authority under whose jurisdiction the aforesaid project is being implemented.



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4. The Estimated Cost Incurred till date is calculated at 5,70,62,000/- (Rupees Five Crores Seventy Lakhs & Sixty Two Thousand Only) (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 of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at Rs.38,24,40,000/- (Thirty Eight Crore Twenty Four Lakhs & Forty Thousand (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 – Bldg NO.4

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 15/07/2017 date of Registration is	Rs. 25,87,51,800/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs. 4,39,87,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	17%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 21,47,64,800/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	NIL

TABLE A – Bldg NO.5

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 15/07/2017date of Registration is	Rs. 6,53,75,100/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs. 65,37,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,88,37,600/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	NIL



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TABLE A – Bldg NO.6

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 15/07/2017 date of Registration is	Rs. 6,53,75,100/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs. 65,37,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,88,37,600/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 15/07/2017date of Registration is	Rs. 5,00,00,000/-
2	Cost incurred as on 15/07/2017 (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. 5,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



B. J. Civil (Mr. Vishal Raghvani)
(EN – 05474)

University Of Pune

(Formerly
University of Poona)



*We, the Chancellor,
the Vice Chancellor and
the Members of the Management Council
and the Academic Council of the
University of Pune certify*

that Raghwani Vishal Dinesh

Mother's Name : Sharda

*of D. Y. Patil College of Engineering, Akurdi
having been examined and found duly qualified for the
degree of*

Bachelor of Engineering

(Civil Branch)

*and placed in the First Class with Distinction
in May 2007.*

The said degree has been conferred on him.

*In testimony whereof is set
the seal of the said University.*

20th December 2007

EN - 05474

Vice-Chancellor