

Suresh Kamble

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FORM-2 ENGINEER'S CERTIFICATE

Date: 08/04/2024

To
The Aventa Properties LLP,
3A/B, Rajabhadur Mansion,
20 Ambalal Doshi Marg, Fort,
Mumbai- 400023.

Subject: Certificate of Cost Incurred for Development of Project 'Medius' having MahaRERA Registration Number - P51900006152 being developed by Aventa Properties LLP.

Sir,

I Suresh Kamble have undertaken assignment of certifying Estimated Cost for Project 'Medius' having MahaRERA Registration Number - P51900006152 being developed by Aventa Properties LLP.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity required for the entire work as calculated by Rajesh Farde quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference at Rs.20.39 Crore for Rehab Apartments i.e. Re-Development Apartment and Rs.51.93 Crore for Sale Apartment (as per Table A & B)) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wings/ Layout/ Plotted Development 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. 14.65 Crore for Rehab Apartments i.e. Re-Development Apartment and Rs. 37.31 Crore for Sale Apartment (as per Table given below). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.



5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement for sale, of Project is estimated at **Rs 5.74 Crore and Rs 14.62 Crore for Rehab Apartments and Sale Apartment respectively** (as per Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement for sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

Plot bearing F.P. no. 206 and 207 demarcated by its boundaries Kataria Marg to the North, Municipal Market to the South, F.P. No. 167 to the East, Lady Jamshedji Road to the West of Division Kokan ,village G north -16, Taluka G North , District Mumbai City, Mumbai – 400016 admeasuring 2597.57 sq. meter area being developed by Aventa Properties LLP.

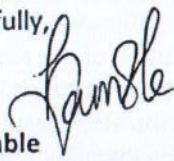
TABLE – A: Rehab Apartments i.e. Re-Development Apartment

Sr. No	Particulars	Amounts (in Rs.)
1.	Total Estimated cost of Internal and External including amenities and Facilities in the layout as on date of Registration is	Rs. 20,38,50,702
2.	Cost incurred as on 31 st March, 2024	Rs. 14,64,60,897
3.	Work done in Percentage (as Percentage of the estimated cost)	71.85%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 5,73,89,805
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0

TABLE – B: Sale Apartment

Sr. No	Particulars	Amounts (in Rs.)
1.	Total Estimated cost of Internal and External including amenities and Facilities in the layout as on date of Registration is	Rs. 51,92,81,751
2.	Cost incurred as on 31 st March, 2024	Rs. 37,30,88,222
3.	Work done in Percentage (as Percentage of the estimated cost)	71.85 %
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 14,61,93,528
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0

Yours Faithfully,



Suresh Kamble

Licence No. K\454\SS\1

B.Tech (Civil) & Diploma in Civil Engineering.



Agreed and Accepted by:



Signature of Promoter
Name: Ashok Patkar
Date: 08/04/2024



* Note

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in agreement for sale.

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. (**) Balance cost to be incurred (4) may vary from difference between Total estimated cost (1) and Actual cost incurred (2) due to deviation in quantity required/ escalation of cost etc. 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.

All components of work with specifications are indicative and not exhaustive.

Table C
List of Extra/Additional/Deleted items considered in cost
(Which were not part of the original estimate of Total Cost)

Sr. No	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1		
2		