

Suresh Kamble

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Date : 10/07/2019

To

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

Subject: Certificate of Construction Cost Incurred for Development of Project 'Medius' (Maharashtra Registration Number - PS1900006152) situated on the Plot bearing E.P.no. 206 and 207 demarcated by its boundaries Kataria Marg to the North, Municipal Market to the South, E.P.No. 167 to the East, Lady Jamshedji Road to the West of Division Kokan, village Gnorth -16, Taluka G North, District Mumbai City, Mumbai - 400016 admeasuring 2597.57 sq.mts. area being developed by Aventa Properties LLP.

Ref: Maharashtra Registration Number - PS1900006152

Sir,

I Suresh Kamble have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under Maharashtra, of Project 'Medius' situated on the plot bearing E.P.no. 206 and 207 of Division Kokan, village Gnorth -16, Taluka G North, District Mumbai City, Mumbai - 400016 admeasuring 2597.57 sq.mts. area being developed by Aventa Properties LLP.

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

- I. M/s. Architect Hafeez Contractor as Design Architect
- II. M/s. Shashikant Jadhav of Spaceage Consultant as L.S.
- III. M/s. Mahimtura Consultants Private Ltd as Structural Consultant
- IV. M/s. Dyaneshwar Bhave as MEP Consultant
- V. M/s. Shekar Khobrekar 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(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 Shekar Khobrekar 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(s) of the aforesaid project under reference as Rs. 30.26 Crore (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 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. 7.47 Crore (as per Table given below). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

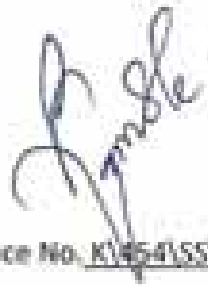
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at Rs.22.79 Crore(Total of Table A and B).

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

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	Rs. 30,26,93,153
2.	Cost incurred as on 31st December, 2017 (based on the Estimated cost)	Rs. 7,47,10,953
3.	Work done in Percentage (as Percentage of the estimated cost)	24.68 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 22,79,82,200
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0

Yours Faithfully



Suresh Kamble (Licence No. K/54/SS/1)

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

* 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.