

PRAMOD SARJERAO SHELAR

Date - 26/07/2017

To,
Aikya Realty Pvt Ltd
213,2nd Floor , Turf Estate,
Next To Famous Studio,
Shakti Mill Lane,
Mahalaxmi
Mumbai - 400011

Subject: Certificate of Percentage of Completion of Construction Work of the Building of the First Phase of the Project situated on the Plot bearing C.S. No. 2/283 demarcated by its boundaries (latitude and longitude of the endpoints) to the North Latitude: 18°57'54.15"N, Longitude: 72°48'57.41"E to the South, Latitude: 18°57'53.76"N, Longitude: 72°48'57.21"E to the East, Latitude: 18°57'53.64"N, Longitude: 72°48'58.22"E to the West, Latitude: 18°57'54.15"N, Longitude: 72°48'56.65"E of Division Tardeo, Taluka- Mumbai, District- Mumbai, PIN:- 400 007 admeasuring 831.11 sq.mts. area being developed by M/s. Aikya Realty Pvt. Ltd.

Ref: MahaRERA Registration Number _____

Sir,

I, **Shri Pramod Shelar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being the Building of the entire Phase of the Project, situated on the plot bearing CTS No. 2/283 of village **Mumbai at Naushir Bharucha, Tardeo, Grant Road West Mumbai** admeasuring **831.11** sq.mts. area (larger area) being developed by **Aikya Realty Pvt Ltd**.

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

- (i) M/s. **Nirmeeek Associates** as Architect;
- (ii) M/s. **Satish Jain Consulting Engineers Pvt Ltd** as Structural Consultant
- (iii) M/s. **Engineering Creations Public Health Consultancy Pvt Ltd** as MEP Consultant
- (iv) **Shri. Prakash Konare** as Site Supervisor

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Building 11/4, Ground Floor, N.M Joshi Marg, Near N.M Joshi Police Station, Lower Parel (East)
Mumbai 400011. / Email Id - pramodsew@gmail.com / Contact No - 9821755805



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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 Shri **Pramod Shelar** 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. **22,50,00,000/-** (Rupees Twenty Two Crore Fifty Lakhs 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 Mumbai Municipal corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **0/-** (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 Mumbai Municipal corporation of Greater Mumbai (planning Authority) is estimated at Rs. **22,50,00,000/-** (Rupees Twenty Two Crore Fifty Lakhs Only) (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
Residential Building :

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration	21,28,40,000
2	Cost incurred as on 31 st March 2017 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	21,28,40,000
5	Cost Incurred on Additional /Extra Items as on 31 st March 2017 not included in the Estimated Cost (Annexure A)	0



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TABLE B
To be prepared for the entire registered phase of the Real Estate Project

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration	1,21,60,000
2	Cost incurred as on 31 st March 2017 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,21,60,000
5	Cost Incurred on Additional /Extra Items as on 31 st March 2017 not included in the Estimated Cost (Annexure A)	0



Yours Faithfully
Signature of Engineer

*** 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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)