

ASHWIN B. PARIAKAR

NPV-2, C-1310, Raheja Estate, Kulupwadi, Borivali (East), Mumbai.

FORM 2

ENGINEER'S CERTIFICATE

Date: 08/07/2022

To,
MAN VASTUCON LLP
12th Floor, Krushal Commercial Complex,
G.M Road, Chembur(W),
Mumbai – 400089.

Subject: Certificate of Cost Incurred for Development of **AARADHYA PARKWOOD 1** consisting of two towers Clove & Dion being developed by **MAN VASTUCON LLP**.

Sir,

1. I/We **Ashwin Pariakar** have undertaken assignment of certifying Estimated Cost for of **AARADHYA PARKWOOD 1** consisting of two towers Clove & Dion, being developed by **MAN VASTUCON LLP**.
2. We have estimated the cost Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by Shri Rajan N Kale quantity Surveyor appointed by Developer, 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 aforesaid project under reference as Rs.255,27,00,000/- (Rupees Two Hundred Fifty Five Crores Twenty Seven Lakh only) (Total of table A and B). 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 buildings from the Mira-Bhayandar Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till 31-03-2022 is calculated at Rs. 0/- (Rupees NIL). 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 & external works, as per specification mentioned in agreement of sale of the project is estimated at Rs.255,27,00,000/- (Rupees Two Hundred Fifty Five Crores Twenty Seven Lakh only).

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 the agreement of sale, of the aforesaid Project as Completed on the date of this certificate is as given in Table A and B below :

**TABLE A
AARADHYA PARKWOOD 1 CLOVE**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 87,07,32,000/-
1	Cost incurred as on 31-03-2022 (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. 87,07,32,000/-

**TABLE A
AARADHYA PARKWOOD 1 DION**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 118,19,68,000/-
2	Cost incurred as on 31-03-2022 (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. 118,19,68,000/-

**TABLE B
Internal & External Development Works in Respect of the Registered Phase**

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 is	Rs. 50,00,00,000/-
2	Cost incurred as on 31-03-2022 (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. 50,00,00,000/-

Thanking You,
Yours Faithfully,


ASHWIN PARIAKAR
Date: 08.07.2022



Agreed and Accepted by
For, MAN VATUCON LLP


Designated Partner
Name: Manan P. Shah
Date: 08.07.2022

