

ASHWIN B. PARIAKAR

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

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Bank Account - Project Wise)

Date: 30.06.2023

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

Subject: Certificate of Cost Incurred for Development of **AARADHYA PARKWOOD 1**, having MahaRERA Registration Number **P51700046758** being developed by **MAN VASTUCON LLP**.

Sir,

1. I/We Ashwin Pariakar have undertaken assignment of certifying Estimated Cost for **AARADHYA PARKWOOD 1** having MahaRERA Registration Number P51700046758 being developed by **MAN VASTUCON LLP**.
2. I/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 Developers/ Consultants. The Schedule of items and quantity required for the entire work as calculated by Rajan N. Kale 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. I/We estimate Total Estimated Cost of Completion of the aforesaid project under reference at Rs. 255,27,00,000/- (Rupees Two Hundred And Fifty Five Crore Twenty Seven Lakh only) (Total of Table A and 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) / Wing(s) / Layout / Plotted Development from Mira-Bhayandar Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost incurred till 30-06-2023 is calculated at Rs.12,50,41,322/- (Rupees Twelve Crore Fifty Lakh Forty One Thousand Three Hundred And Twenty Two Only) (Total of Table A and B). 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 242,76,58,678/- (Rupees Two Hundred And Forty Two Crore Seventy Six Lakh Fifty Eight Thousand Six Hundred And Seventy Eight only) (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied Works for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale of aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table ABuilding / Wing / Layout / Plotted Development bearing Number or called: **TOWER 3 (CLOVE)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 87,07,32,000/-
2	Cost incurred as on date of certificate	Rs.5,25,17,355/-
3	Work done in Percentage (as percentage of the estimated cost)	6.0%
4	Balance cost to be incurred** (Based on Estimated Cost)	Rs. 81,82,14,645/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs.0.00

Table ABuilding / Wing / Layout / Plotted Development bearing Number or called: **TOWER 4 (DION)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 118,19,68,000/-
2	Cost incurred as on date of certificate	Rs.7,25,23,967/-
3	Work done in Percentage (as percentage of the estimated cost)	6.0%
4	Balance cost to be incurred** (Based on Estimated Cost)	Rs. 110,94,44,033/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs.0.00

Table B

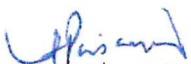
Internal & External Development Works in Respect of the Registered Phase

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 date of certificate	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/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs.0.00

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Yours Faithfully,


ASHWIN PARIAKAR

Local Authority License No. (If applicable): NOT APPLICABLE

Agreed and Accepted by:
For **MAN VASTUCON LLP**

Signature of Promoter

Name: **MANAN P. SHAH (Designated Partner)**

Date: 01/07/2023



Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of 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.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations I qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

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.	Not Applicable	NIL
2.	Not Applicable	NIL