

JESAL V. SARAIYA

PROJECT MANAGEMENT, QUANTITY SURVEY, ESTIMATION

FORM 2

ENGINEER'S CERTIFICATE

Ref:- MM/002

Date: 15/02/2023

To,

ASPEN REAL ESTATE DEVELOPERS LLP

A/501, Gladdiola, Old Hanuman Road,
Vile Parle (East), Mumbai 400 057.

Subject: Certificate of Cost Incurred for Development of MANGAL MEETH being developed by ASPEN REAL ESTATE DEVELOPERS LLP.

Sir,

1. I, Jesal V. Saraiya have undertaken assignment of certifying Estimated Cost for MANGAL MEETH having MahaRERA Registration Number **P51800047039**, being developed by ASPEN REAL ESTATE DEVELOPERS LLP.
2. We have estimated the cost of Civil, MEP and allied works to obtain Occupation Certificate/ Completion Certificate for the 1 No. Building in the Project. Our estimated cost calculations are based on the drawings/plans made available to me for the project MANGAL MEETH by the Developer. The Schedule of items and quantity required for the entire work as calculated by Quantity Surveyor appointed by Developer, the assumption of the cost of material, labour and other inputs made by the Developer, and the site inspection carried out by me to ascertain the above analysis given to me.
3. I estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 25,25,00,000/- (Total of Table A) at the time of Registration. The estimated Total Cost of the project is with reference to the Civil, MEP and Allied works required for the purpose of obtaining occupation certificate / completion certificate for the 1 No. building in the Project MANGAL MEETH 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. 2,40,00,000/- (Total of Table A). 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 of the Project is Rs.27,85,00,000/- (Total of Table A)
6. I certify that the Cost of the Civil, MEP and Allied works to obtain Occupation Certificate/ Completion Certificate for the aforesaid Project as completed on the date of this certificate is as given in Table A below:

JESAL V. SARAIYA

PROJECT MANAGEMENT, QUANTITY SURVEY, ESTIMATION

TABLE A

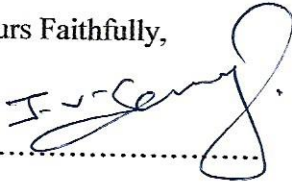
Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the 1 No. Building as on date of Registration is	25,25,00,000
2.	Cost incurred as on date of certificate	2,40,00,000
3.	Work done in Percentage (as Percentage of the estimated cost)	9.50%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	25,85,00,000
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table B)	n/a

TABLE B

List of Additional Items (not considered in original Estimate of Total Cost)

Sr. No.	List of Additional Items	Amount (In Rs.)
1.	n/a	n/a

Yours Faithfully,

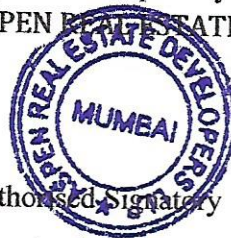


JESAL V. SARAIYA
(B.E CIVIL)

Phone: 9223265314

Agreed & accepted by:

ASPEN REAL ESTATE DEVELOPERS LLP



Authorised Signatory

Date: 15/02/2023