

VIDYASAGAR MASURKAR
CIVIL ENGINEERING SERVICES CONSULTANTS

403, 'A' WING, HARSH CHANDRA TOWER, MANVEL PADA ROAD, VIRAR (EAST), PALGHAR 401305

Date: 18.07.2017

ENGINEER'S CERTIFICATE

To,
The Director,
A. Surti Developers Pvt. Ltd.,
Jogeshwari (W),
Mumbai - 400 102

Subject: Certificate of Cost Incurred for Development of Universal Paradise Wing "D" for Construction of One Building One wing of the Nil Phase of the Project [MahaRERA Registration Number] situated on the plot bearing F.P. Nos. 188, 188-A, B, C, E, F, G, H & I, demarcated by its boundaries (latitude and longitude of the end points) 19d-5'-39.970" 72d-51'-2.709" to the East, 19d-5'-40.748" 72d-50'-59.798" to the South Corner, 19d-5'-42.188" 72d-51'-0.079" to the West, 19d-5'-41.472" 72d-51'-3.444" to the North of village - Vile Parle, Taluka - Andheri, District - Mumbai, Pin 400 057 admeasuring 5355.10 sq.mtrs. area being developed by A. Surti Developers Pvt. Ltd.

Sir,

I, Vidysagar Masurkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building, one Wing of the Nil Phase situated on the plot bearing F.P. Nos. 188, 188-A, B, C, E, F, G, H & I of village - Vile Parle, Taluka - Andheri, District - Mumbai. Pin 400 057 admeasuring 5355.10 sq.mtrs. area being developed by M/s. A. Surti Developers Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter:-

- i. Shri. Suraj Chaphekar as L.S. /Architect
- ii. Shri. Prabhakar Tavase of Tavase & Associates as Structural Consultant

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 me as a 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.

We estimate Total Estimate Cost of completion of the building(s) of the aforesaid project under reference as Rs. 9,47,54,679.00 (Nine Crores Forty Seven Lakhs Fifty Four Thousand Six Hundred Seventy Nine 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 Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at Rs. 1,47,54,678.00 (One Crore Forty Seven Lakhs Fifty Four Thousand Six Hundred Seventy Eight and Sixty Six Paise Only) (Total of table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimates Cost.

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 Slum Rehabilitation Authority (Planning Authority) is estimated at Rs.8,00,00,000.00 (Eight Crores Only) (Total of Table A and B).

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

Building/Wing bearing Number "D" called "Universal Paradise".

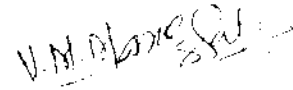
Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 18/07/2017 date of registration is	Rs.9,47,54,679.00
2	Cost incurred as on 18/07/2017 (based on the Estimated cost)	Rs.1,47,54,678.66
3	Work done in Percentage (as Percentage of the Estimated cost)	15.57%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.8,00,00,000.00
5	Cost Incurred on Additional/Extra Items as on 18/07/2017 not included in the Estimated Cost (Annexure A)	NIL

Table B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 18/07/2017 date of Registration is	Rs.9,47,54,679.00
2	Cost incurred as on 18/07/2017 (based on the Estimated cost).	Rs.1,47,54,678.66
3	Work done in Percentage (as Percentage of the estimated cost).	15.57%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.8,00,00,000.00
5	Cost Incurred on Additional/Extra Items as on 18/07/2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,


Vidyasagar Masurkar

(Licence No. M/414/SS-III)