

SACHIN SOMANI

Engineer

Mobile: 9821072672

Address:

C-204, Tierra Building, Lodha Splendora,
Bhayandar Pada, Ghodbundar Road,
Thane (West) - 400615.

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 Account- Project wise)

Date: 27th July 2017

To

M/s. Ariisto Developers Private Limited
8th Floor, Ariisto House, N.S. Phadke Road,
Near East-West Flyover, Andheri (East),
Mumbai-400069.

Subject: Certificate of Cost Incurred for Development of Project 'Celestia' for construction of 4 Wing(s) of the Nil Phase of the [MahaRERA Registration Number] situated on the Plot bearing CTS No. 19/11 of Village Mulund at Near Veena Nagar, Off LBS Marg, Mulund-West, Mumbai; Village Mulund taluka Kurla District Mumbai Suburban, PIN-400080, admeasuring 10780 sq.mts. area being developed by M/s. Ariisto Developers Private Limited.

Ref: MahaRERA Registration Number _____

Sir,

I **MR. SACHIN SOMANI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Project 'Celestia' for construction of 4 Wing(s) of the Nil Phase of the [MahaRERA Registration Number] situated on the Plot bearing CTS No. 19/11 of Village Mulund at Near Veena Nagar, Off LBS Marg, Mulund-West, Mumbai; Village Mulund taluka Kurla District Mumbai Suburban, PIN-400080, admeasuring 10780 sq.mts. area being developed by M/s. Ariisto Developers Private Limited.

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

- (i) M/s RARE Associates as L.S. / Architect;
- (ii) M/s JW Consultants LLP as Structural Consultant;
- (iii) M/s MEP Consulting Engineers as MEP Consultant;



SACHIN SOMANI

Engineer

Mobile: 9821072672

Address:

C-204, Tierra Building, Lodha Splendora,
Bhayandar Pada, Ghodbundar Road,
Thane (West) - 400615.

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 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 504,44,00,000/- (Rupees Five Hundred and Four crores Forty Four Lacs only) (Total of Consolidated Table A and Table 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.
4. The Estimated Cost Incurred till date is calculated at Rs. 8,00,00,000/- (Rupees Eight crores only) (Total of Consolidated Table A and Table 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 Slum Rehabilitation Authority (planning Authority) is estimated at Rs 496,44,00,000/- (Rupees Four Ninety Six crores Forty Four Lacs only) (Total of Consolidated Table A and Table B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project Wing wise as completed on the date of this certificate is as given in Tables A and B below and the grand total is given in Consolidated Table A and Table B:

TABLE A
Building /Wing called 'Celestia' Wing 'A'
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27-07-2017 date of Registration is	Rs. 99,01,00,000 /-
2	Cost incurred as on 27-07-2017 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 99,01,00,000 /-

SACHIN SOMANI

Engineer

Mobile: 9821072672

Address:

C-204, Tierra Building, Lodha Splendora,
Bhayandar Pada, Ghodbundar Road,
Thane (West) - 400615.

5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA
---	------------------------------------------------------------------------------------------------------	----

TABLE A**Building /Wing called 'Celestia' Wing 'B'**

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27-07-2017 date of Registration is	Rs. 99,01,00,000 /-
2	Cost incurred as on 27-07-2017 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 99,01,00,000 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

TABLE A**Building /Wing called 'Celestia' Wing 'C'**

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27-07-2017 date of Registration is	Rs. 99,01,00,000 /-
2	Cost incurred as on 27-07-2017 (based on the Estimated cost)	Rs. 4,00,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	4.04%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 95,01,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

SACHIN SOMANI

Engineer
Mobile: 9821072672

Address:
C-204, Tierra Building, Lodha Splendora,
Bhayandar Pada, Ghodbundar Road,
Thane (West) - 400615.

TABLE A
Building /Wing called 'Celestia' Wing 'D'
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27-07-2017 date of Registration is	Rs. 99,01,00,000 /-
2	Cost incurred as on 27-07-2017 (based on the Estimated cost)	Rs. 4,00,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	4.04%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 95,01,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

Consolidated Table A-For All Wings Combined

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27-07-2017 date of Registration is	Rs. 396,04,00,000 /-
2	Cost incurred as on 27-07-2017 (based on the Estimated cost)	Rs. 8,00,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	2.02%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 388,04,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

SACHIN SOMANI

Engineer

Mobile: 9821072672

Address:

C-204, Tierra Building, Lodha Splendora,
Bhayandar Pada, Ghodbundar Road,
Thane (West) - 400615.**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 27-07-2017 date of Registration is	Rs. 108,40,00,000 /-
2	Cost incurred as on 27-07-2017 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 108,40,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,

**SACHIN SOMANI**

Engineer (License No. NA)

*** 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.

SACHIN SOMANI

Engineer

Mobile: 9821072672

Address:

C-204, Tierra Building, Lodha Splendor,
Bhayandar Pada, Ghodbundar Road,
Thane (West) - 400615.

Annexure A

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

