

TO WHOMSOEVER IT MAY CONCERN

Date: 20.02.2018

To
The Ashoka Infraways Ltd.

Subject: Certificate of Cost Incurred for Development of Project Thousand Palms Ph-1 for Construction of 05 buildings, 01(A), 06(F), 7(G), 8(H), 9(I) Wings (RERA Registration Number Applied For) situated on the Survey no 143/1-A-1-A, demarcated by its boundaries (latitude and longitude of the end points) By the Land of Comunidade Sancoale and paddy field "Gadegally" of Comunidade of Sancoale to the North, Remaining part of S. No. 143/1-A-1-A to the East, By the Land of Comunidade of Sancoale West, By the Land of Comunidade Sancoale and paddy field "Gadegally" of Comunidade of Sancoale to the South, Village Sancoale, Taluka Mormugao, District South Goa, Goa PIN 403726 admeasuring 8013.25 sq. mtr area out of total land area of 15000sq.m. being developed by Ashoka Infraways Ltd.

Sir,

I/ We Chandrashekhar V. Bhangale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being 05 Building, 01(A), 06(F), 7(G), 8(H), 9(I) Wing situated on the Survey no 143/1-A-1-A of Village Sancoale, Taluka Mormugao, District South Goa, Goa PIN 403726 admeasuring 8013.25 sq.mt. area; out of total land area of 15000sq.m. being developed By Ashoka Infraways Ltd.

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

- (i) Ar. Viraj Dessai as Architect;
- (ii) JW Consultants LLP as Structural Consultant
- (iii) Origin Architects as Landscape Consultant
- (iv) Mrs. Reema K. Asar as Quantity Surveyor

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 Mrs. Reema K. Asar 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 253,471,046/- (Total of Table A and B). The estimated Total Cost of project is regarding the Civil, MEP and allied works required to be completed for obtaining occupation certificate / completion certificate for the building(s) from the Nashik Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 78,997,221/- (Total of Table A and 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 Nashik Municipal Corporation (planning Authority) is estimated at Rs 174,473,825/- (Total of Table A and B).

6. 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:

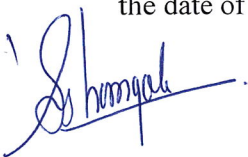


TABLE A**Building /Wing bearing Number 01(A)**

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on 20.02.2018 date of Registration is	Rs. 47,915,850/-
2	Cost incurred as on 20.02.2018 (based on the Estimated cost)	Rs.11,468,494 /-
3	Work done in Percentage (as Percentage of the estimated cost)	24%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 36,447,356 /-
5	Cost Incurred on Additional /Extra Items as on 20.02.2018 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number 06(F)

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on 20.02.2018 date of Registration is	Rs. 23,462,684/-
2	Cost incurred as on 20.02.2018 (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. 23,462,684/-
5	Cost Incurred on Additional /Extra Items as on 20.02.2018 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Building /Wing bearing Number 07(G)

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on 20.02.2018 date of Registration is	Rs. 54,014,804/-
2	Cost incurred as on 20.02.2018 (based on the Estimated cost)	Rs. 3,486,056 /-
3	Work done in Percentage (as Percentage of the estimated cost)	6%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,528,748 /-
5	Cost Incurred on Additional /Extra Items as on 20.02.2018 not included in the Estimated Cost (Annexure A)	Rs. 0 /-



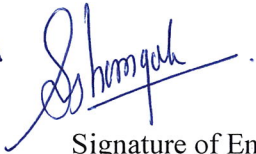
Building /Wing bearing Number 08 & 09 (H & I)

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on 20.02.2018 date of Registration is	Rs. 88,913,326/-
2	Cost incurred as on 20.02.2018 (based on the Estimated cost)	Rs. 51,905,348/-
3	Work done in Percentage (as Percentage of the estimated cost)	58%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 37,007,978 /-
5	Cost Incurred on Additional /Extra Items as on 20.02.2018 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20.02.2018 date of Registration is	Rs. 39,164,382/-
2	Cost incurred as on 20.02.2018 (based on the Estimated cost)	Rs. 12,137,323/-
3	Work done in Percentage (as Percentage of the estimated cost)	31%
4	Balance cost to be incurred as on 20.02.2018 (based on the Estimated cost)	Rs.27,027059 /-
5	Cost Incurred on Additional /Extra Items as on 20.02.2018 not included in the Estimated Cost (Annexure A)	Rs.0 /-

Yours Faithfully



Signature of Engineer

[C.V. BHARGALE]