

Ref. No.: STR/1461

Date : 30/06/2017

Form 2 (See Regulation 3)
ENGINEER CERTIFICATE

To,
M/s. Asha Enterprises,
Ostwal House, Opp. Shivar Garden,
Mira Bhayandar Road,
Mira Road (E).

Sub: Certificate of Development of for construction of the building "Ostwal Orchid", 'Bldg. No. 9, 10, 11, 12,' of the Phase- III (MahaRERA Registration number Proposed) situated on the Plot bearing Survey No. 288/3, 5, 7; Survey No. 295/2, 3; Survey No. 297/1, 2, 3, 5, 6, 7, 9, 10, 12, 14, 15; Survey No. 298/2, 4, 6, 7, 8, 9, 10, 11, 13; demarcated by its boundaries (latitude and longitude of the end points) to the North Salasar Aangan (Longitude 72° 52' 27" & Latitude 19° 17' 54") to the south Prathmesh Heights (Longitude 72° 52' 30" & Latitude 19° 17' 51") to the East Rahul Tiwari college (Longitude 72° 52' 29" & Latitude 19° 17' 53") to the West of Division Municipal Garden (Longitude 72° 52' 25" & Latitude 19° 17' 53") Village - Navghar, Tal. & Dist. - Thane, PIN- 401107. Admeasuring built up area 9,098.16 Sq. mts. being developed by M/S. Asha Enterprises.

Ref: MahaRERA Registration Number _____

Sir,

1. I Shri. Basavaraj S. Gadekar (M/s. Adarsh Consultants) have undertaken assignment of Certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Ostwal Orchid, Building No. 9, 10, 11, 12 of the Phase- III situated on the plot bearing Survey No. 288/3, 5, 7; Survey No. 295/2, 3; Survey No. 297/1, 2, 3, 5, 6, 7, 9, 10, 12, 14, 15; Survey No. 298/2, 4, 6, 7, 8, 9, 10, 11, 13; of Village - Navghar, Taluka -Thane, District Thane, PIN -401107, Admeasuring built up area 9,098.16 Sq. mts. being developed by M/s. Asha Enterprises.

1. Following technical professionals are appointed by Owner/Promoter

- M/s. Tej's Consultants as Consulting Civil Engineer
- M/s. SHM Consultants as Structure Consultant

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 Drawing/ plans made available to us for the project under reference by the Developer and Consultant and the Schedule of items and quantity for the entire work as calculated by 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.

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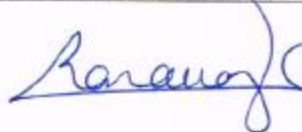
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3. We estimate Total Estimated Cost of completion of building(s) of aforesaid project under reference as Rs. 50,84,19,460/- (Total of Table A and B). the estimated Total Cost of project is with reference to the civil MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Mira Bhayandar 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. 50,84,19,460/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimate 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 **Mira Bhayandar Municipal Corporation** is estimated at Rs. Nil (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 9,10,11,12 called Ostwal Orchid, Phase- III
(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building as on <u>30/06/2017</u> date Registration is	
	Building No. 9	Rs. 8,93,45,889.50/-
	Building No. 10	Rs. 13,28,86,688/-
	Building No. 11	Rs. 14,54,95,123/-
	Building No. 12	Rs. 3,12,80,361.50/-
	Podium	Rs. 6,79,69,356 /-
	Total	Rs. 46,69,77,418 /-
2	Cost incurred as on <u>15/04/2017</u> (as Percentage of the estimated cost)	Rs. 46,69,77,418 /-
3	Work done in Percentage (As Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil



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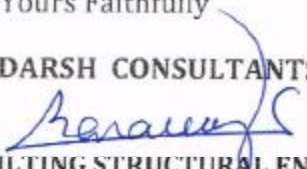
TABLE B

(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 <u>30/06/2017</u> date of Registration is	Rs. 4,14,42,042/-
2	Cost incurred as on <u>30/06/2017</u> (based on the Estimated cost)	Rs. 4,14,42,042/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

For **ADARSH CONSULTANTS**


CONSULTING STRUCTURAL ENGINEER
(BASAVARAJ GADEKAR)
BMC Reg. No. STR/G/66

Note:

- This is for only construction cost . We have not consider finance cost/ Interest cost.
- Estimated cost made as per industrial norms it may vary with actual cost.