

*B. H. Wadhwa & Co.*

• ARCHITECTS • ENGINEERS • SURVEYORS  
R C C SPECIALISTS

TEL OFF 2528 8185  
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A-1, WADHWA BUNGLOW,  
C.T.S. NO. 1210, OFF 10TH  
ROAD, BEHIND JAIN TEMPLE,  
CHEMBUR, MUMBAI - 400 071  
E-mail architectwadhwa@gmail.com

**FORM - 2**

**ENGINEER'S CERTIFICATE**

Date: - 25/10/2017

To,  
M/s. AAYUSH DEVELOPERS  
Shrikant Chambers,  
A-Wing, 215-218, 2nd Floor,  
Sion Trombay Road,  
Besides R.K. Studio,  
Chembur, Mumbai - 400071.

Subject: Certificate of Cost Incurred for Development of Aayush Poornima for Construction of residential building (MahaRERA Registration Number P51800002056) plot No. 47, Swastik Park, Sion Trombay Road, Chembur, Mumbai 400071 bearing C.T.S. No. 366/14, Survey No 14/A demarcated by its boundaries (latitude & longitude of the points) LAT: N19°03'24.4404" & LON: E72°53'26.696" to the North LAT: N19° 03'22.9536" & LON: E72°53'26.452" to the South LAT: N19°03'22.9536" & LON E72°53'26.452" to the East LAT: N19°03'23.0508" & LON: E72°53'25.71" to the West of Village Chembur, Taluka Kurla, Mumbai Suburban District PIN 400 071 admeasuring 959.50 Sq. Mts. area being developed M/s AAYUSH DEVELOPERS.

Ref : Maha RERA Registration Number P51800002056

Sir,

I Shri. B. H. Wadhwa (B. E. Civil) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential Building of the Project situated on the plot No. 47, Swastik Park, Sion Trombay Road, Chembur, Mumbai 400071 bearing C.T.S. No. 366/14, Survey No 14/A of the village Chembur, taluka Kurla District Mumbai Suburban Pin 400071 admeasuring 959.50 sq. mtrs. area being developed by M/s AAYUSH DEVELOPERS.

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

- i. Shri. B. H. WADHWA as Architect.

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CA / 82 / 7288

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- ii. Shri. K. H. MOTWANI as Structural Consultant
  - iii. Shri. B. H. WADHWA (B.E. Civil) as Quantity Surveyor.
  - iv. Shri. B. H. WADHWA as MEP consultant P.L. No. 469.
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 Shri. B. H. WADHWA. Quantity Surveyor appointed by the Engineer, and the assumption of the cost 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 9.40 crores (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 certificated for the building(s) from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
  4. The Estimated Cost Incurred till date is calculated at Rs. 3.40 Crores (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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at Rs. 6.00 Crores (Total of Table A and B).

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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 1

Sr. No	Particulars	Amounts
1	Total estimated cost of the building / wing as on 30.09.2017 is	Rs. 9.40 Crores
2	Cost incurred as on 30.09.2017 is	Rs. 3.40 Crores
3	Work done in Percentage (as Percentage of the Estimated Cost)	36.17%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 6.00 Crores
5	Cost Incurred on Additional / Extra Items as on 30.09.2017 not included in the Estimated Cost (Annexure A)	- Nil -

Yours Faithfully



(B. H. Wadhwa)  
Architect & Engineer Reg. No. With Council  
Reg.No.CA/82/7288 Of Architecture  
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**ANNEXURE A**

The following is a list of extra / additional Items executed with cost  
(which were not part of the original Estimate of Total Cost)

S. NO.	Particulars	Amount
1	Elevators (2 nos.)	30,00,000/-
2	Stack Parking (20 nos)	70,00,000/-
3	Car Lifts (2 nos)	50,00,000/-
4	Total	1,50,00,000/-

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