

FORM 2

ENGINEER'S CERTIFICATE

Date : 03.07.2017

To,

The AM DEVELOPERS
12th Floor, Krushal Commercial Complex,
G.M Road, Chembur(W),
Mumbai – 400089.

Subject: Certificate of Cost incurred for Development of AARADHYA ONE for Construction of 1 No. of Building having 3 wings situated on the plot bearing CTS No.561A demarcated by its boundaries (latitude and longitude of the end points) N19 04' 02.97310" and E 72 54' 00.50258" to the North West, N19 04' 01.37272" and E72 54' 02.20195" to the South East, N19 04' 02.91781" and E72 54' 02.2437" to the North East, N 19 04' 01.85443" and E72 54' 00.11872" to the South West, of Division Mumbai Suburban, village Chembur, taluka Chembur, District Kurla, PIN 400089, admeasuring 2601.80sq.mts. Area being developed by AM Developers.

Sir,

We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Construction work of the 1No. Building AARADHYA ONE having 3 Wings of the project, situated on plot bearing CTS no.561A of Division Mumbai Suburban, village Chembur, taluka Chembur, District Kurla, PIN 400089 admeasuring 2601.80 sq.mts. area developed by AM Developers.

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) M/s Daisaria Associates as L.S./Architect
 - (ii) M/s Vakil Metha Seth as Structural Consultant
 - (iii) M/s Pankaj Dharkar & Associates as MEP Consultants
 - (iv) Shri Amit Arun Kale 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 **Shri Amit Arun Kale** quantity Surveyor appointed by Developer, 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 of the aforesaid project under reference as Rs **30,87,71,116/-** (Rupees Thirty-Crore Eighty-seven Lakh Seventy-one Thousand One Hundred Sixteen Only). 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 from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **16,57,71,116/-** (Rupees Sixteen Crore Fifty-seven Lakh Seventy-one Thousand One Hundred Sixteen only). 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 MCGM (planning Authority) is estimated at Rs **14,30,00,000/-** (Rupees Fourteen Crore Thirty only).
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
AARADHYA ONE - WING A**

Sr. No	Particulars	Amounts	Amounts for Form -3
1	Total Estimated cost of the building/wing as on 31-03-2017 date of Registration is	Rs.12,85,94,131/-	Rs.12,53,39,277/-
2	Cost incurred as on 31-03-2017 (based on the Estimated cost)	Rs.6,90,38,817/-	Rs.6,72,91,371/-
3	Work done in Percentage(as Percentage of the estimated cost)	53.69%	53.69%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,95,55,314/-	Rs.5,80,47,906/-

**TABLE A
AARADHYA ONE - WING B**

Sr. No	Particulars	Amounts	Amounts for Form -3
1	Total Estimated cost of the building/wing as on 31-03-2017 date of Registration is	Rs.12,85,94,131/-	Rs.13,32,68,549/-
2	Cost incurred as on 31-03-2017 (based on the Estimated cost)	Rs.6,90,38,817/-	Rs.7,15,48,389/-
3	Work done in Percentage(as Percentage of the estimated cost)	53.69%	53.69%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,95,55,314/-	Rs.6,17,20,160/-

TABLE A
AARADHYA ONE - WING C

Sr. No	Particulars	Amounts	Amounts for Form -3
1	Total Estimated cost of the building/wing as on 31-03-2017 date of Registration is	Rs.5,15,82,853/-	Rs.5,01,63,291/-
2	Cost incurred as on 31-03-2017 (based on the Estimated cost)	Rs.2,76,93,481/-	Rs.2,69,31,357/-
3	Work done in Percentage(as Percentage of the estimated cost)	53.69%	53.69%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,38,89,372/-	Rs.2,32,31,934/-

Note : AARADHYA ONE - WING C is of 12,718 sq feet carpet area out of which 12,368 sq. ft. carpet area is for rehab purpose and 350 sq.ft. carpet area is for sale purpose. Hence, in Form 3 C A certificate budgeted cost, estimated cost incurred and balance cost to be incurred of AARADHYA ONE - WING C is bifurcated on area proportionate basis.

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 31-03-2017 date of Registration is	Rs. 30,87,71,116/-
2	Cost incurred as on 31-03-2017 (based on the Estimated cost)	Rs. 16,57,71,116/-
3	Work done in Percentage(as Percentage of the estimated cost)	53.69%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,30,00,000/-

Thanking You,

Yours Faithfully,



Rajan N Kale