

MOHAN P. P.

Add :- 144/4901, Nehru Nagar, kurla (FORM-2) - 400024, Contact No. :- 9920064202

[see Regulation 3] ENGINEER'S CERTIFICATE

Date:31/10/2022

To
A.K. Developers
Office No. 1, Purshottam Building, C-Wing,
Tribhuvan Road, Mumbai – 400 004.

Subj: Certificate of Cost Incurred for Development of AADITYA RESIDENCY for the construction of One building(s)/ One Wing(s) of the 1 Phase (MahaRERA Registration Number) situated on the Plot bearing C.N. No/CTS No./ Survey no./ Final Plot no . 1215 & 1/1215 demarcated by its boundaries (latitude and longitude of the end points) bounded by Lamington Road Police Station to the North Part belonging to Chunam Lane the South Property of Goa Hindu Association to the East Property of Merwanji Manekji Mistri and now to Savitribai Tulsidas Hirji and Tulsidas Hirji towards the West of Division Girgaon village Mumbai taluka Ward "D" District Maharashtra PIN 400 004 admeasuring 681.44 sq.mts area being developed by A.K. Developers

Ref: Maha RERA Registration Number P51900007083

Sir,

I/We P.P. Mohan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under One Phase situated on the plot bearing C.N. No/CTS No./ Survey no./ Final Plot no 1215 & 1/1215 of Division Girgaon village Mumbai taluka Ward "D" District Maharashtra PIN 400 007 admeasuring 681.44 sq.mts. Area being developed by A.K. Developers

1. Following technical professional are appointed by Owner/ Promoter:-
 - (i) M/s / Shri / Smt Rajendra B. Brahmabhatt as L.S. / Architect;
 - (ii) M/s / Shri / Smt Nikhil Suresh Sanghvi as Structural Consultant
 - (iii) MEP Consultant not yet appointed
 - (iv) M/s / Shri / Smt P.P. Mohan 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 calculation are based on the Drawing/ 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 Mr. P.P.

Mohan quantity Surveyor* appointed by Developer/ 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 Estimate Cost of completion of the building(s) of the aforesaid project under reference as Rs 28,76,06,370.30 (Total of Table A and B). The estimate 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 M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs. 13,65,62,531.06 (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 M.C.G.M. (planning Authority) is estimated at Rs 28,76,06,370.30/- (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 Table A and B below:

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TABLE A

Building /Wing at 3, Chunam Lane, Dr. D.B Marg Grant Road (E), Mumbai-400 007 or called Aaditya Residency

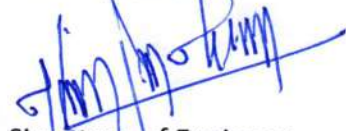
Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/ wing as on _____ date of Registration is	Rs. _____ NIL _____/-
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. _____ NIL _____/-
3.	Work done in Percentage (as Percentage of the estimated cost)	_____ NIL _____%
4.	Balance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

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particular	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/09/2022	Rs.28,76,06,370.30/-
2.	Cost incurred as on 30/09/2022 (based on the Estimated cost)	Rs.13,65,62,531.06/-
3.	Work done in Percentage (as Percentage of the estimated cost)	47.48%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.15,10,43,839.24/-
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

Yours Faithfully



Signature of Engineer
(MR. P.P. MOHAN)
(Licence No. M/151/SS-11)

MOHAN P. P.

***Note :-** 144/4901, Nehru Nagar, kurla (E), Mumbai – 400024, Contact No. :- 9920064202

1. The scope of work is to complete entire Real Estate Project as per drawing 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 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 included 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.