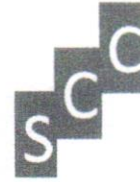


**SAMRUDDHI
CONSTRUCTION
COMPANY**
CIVIL ENGINEERS AND
CONSULTANTS

17/130, UNNAT NAGAR, PART III, M.G.ROAD,
GOREGAON WEST, MUMBAI-400104



GST No.: 27ADLPJ6920EIZK
Cell No.: +91 9819003343
PAN No.: ADLPJ6920E

FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

Date:06-12-2024

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 LUXURIA for the construction of one building(s)/ One Wing(s) of the 1 Phase (Maha RERA Registration Number P51900003845) situated on the Plot bearing C.N. No/CTS No./ Survey no./ Final Plot no.1/638 & 638 demarcated by its boundaries (latitude and longitude of the end points) bounded by Property of LIC to the North Part, belonging to property of MCGM to the South, Property of Sikka Nagar to the East, Property of LIC towards the West of Division Girgaon village Mumbai taluka Ward "D" District Maharashtra PIN 400 004 admeasuring 1024.35 sq.mts area being developed by A.K. Developers

Ref: Maha RERA Registration Number P51900003845

Sir,

I/We Suhas Madhusudan Jadhav 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 1/638 & 638 of Division Girgaon village Mumbai taluka Ward "D" District Maharashtra PIN 400 004 admeasuring 1024.35 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 Suhas Madhusudan Jadhav 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 is based on the Drawing/ plans made available to us for the project under reference by the Developer and Consultants and
3. the Schedule of items and quantity for the entire work as calculated by Mr. Suhas Madhusudan Jadhav 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.
4. We estimate Total Estimate Cost of completion of the building(s) of the aforesaid project under reference as Rs. 47,22,66,600/- (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.
5. The Estimated Cost incurred till date is calculated at Rs.24,22,21,665=32 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
6. 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. 23,00,44,934=68 (Total of Table A and B).
7. 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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GOREGAON WEST, MUMBAI-400104

TABLE-A

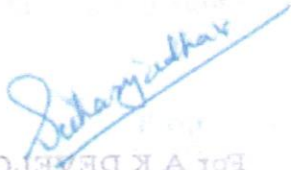


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Building /Wing Number (To be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks/ Activity (2)	Percentage of work done (3)
1.	Excavation	100%
2.	Basement	100%
3.	Plinth	100%
4.	Podiums	N.A
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	27 th Slab RCC Work Complete at site.
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Internal Wall - 90%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	80%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC Finishing to entrance lobby, plinth protection, paving of areas appear tenant to Building/Wing, Compound Wall and required to obtain Occupation /Completion Certificate.	20%

Yours Faithfully


Signature of Engineer
(MR. SUHAS MADHUSUDAN JADHAV)
(Licence No. J/235/SS-I)

For A K DEVELOPERS


Partner

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 30/06/2024	Rs. 47,22,66,600/-
2.	Cost incurred as on 30/09/2024 (based on the Estimated cost)	Rs. 24,22,21,665=32
3.	Work done in Percentage (as Percentage of the estimated cost)	51.28 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 23,00,,625=94
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.NIL/-

Yours Faithfully


Signature of Engineer
(MR. SUHAS MADHUSUDAN JADHAV)
(Licence No. J/235/SS-I)

For A K DEVELOPERS


Partner

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***Note**

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.