

**TO WHOMSOEVER IT MAY CONCERN**

Date: 24.07.2017

To  
The Ashoka Infraways Ltd.

**Subject: Certificate of Cost Incurred for Development of Royale for Construction of 01 building, A Wing (MahaRERA Registration Number) situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no no12/1/1/2(P) to 12/1/1/6(P) demarcated by its boundaries ( latitude and longitude of the end points) Adj. Layout LND/WS/351 to the North, 12m pathway to the South, Open Space to the East, 18 m DP road to the West of Division Wadala, Village Wadala, Taluka Nashik , District Nashik, PIN 422006 admeasuring 1824.18 sq. mtr area; along with 1006sqm of open space out of total land area of 8300sq.m. being developed by Ashoka Infraways Ltd.**

**Ref: MahaRERA Registration Number \_\_\_\_\_**

Sir,

I/ We Chandrashekhar V. Bhangale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 01 Building, A Wing situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 12/1/1/2(P) to 12/1/1/6(P) of Division Wadala, Village Wadala, Taluka Nashik, District Nashik, PIN 422006 admeasuring 1824.18 sq.mt. area; along with 1006sqm of open space out of total land area of 8300sq.m. being developed By Ashoka Infraways Ltd.

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

- (i) Ar. Prakash Pawar, Nashik as Architect;
- (ii) Mr. Santosh Kathe (Nashik) as Structural Consultant
- (iii) Resonant Technocrats Pvt. Ltd. (Nashik) as MEP Consultant
- (iv) Mrs. Reema K. Asar 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 Mrs. Reema K. Asar 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 141,946,387/- (Total of Table A and B). The estimated Total Cost of project is regarding the Civil, MEP and allied works required to be completed for obtaining occupation certificate / completion certificate for the building(s) from the Nashik 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. 54,641,673/- (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 Nashik Municipal Corporation (planning Authority) is estimated at Rs 87,304,715/- (Total of Table A and B).

  
24/7/17  
C.V. BHANGALE.

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 A

| Sr. No | Particulars                                                                                               | Amounts           |
|--------|-----------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Amounts 1 Total Estimated cost of the building/wing as on 24.07.2017 date of Registration is              | Rs. 125,477,014/- |
| 2      | Cost incurred as on 24.07.2017 (based on the Estimated cost)                                              | Rs. 51,479,906/-  |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                             | 41%               |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 73,997,108 /- |
| 5      | Cost Incurred on Additional /Extra Items as on 24.07.2017 not included in the Estimated Cost (Annexure A) | Rs. 0 /-          |

**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 24.07.2017 date of Registration is | Rs. 16,469,374/- |
| 2      | Cost incurred as on 24.07.2017 (based on the Estimated cost)                                                                                                  | Rs. 3,161,767 /- |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                                                                                 | 19.20%           |
| 4      | Balance cost to be incurred as on 24.07.2017 (based on the Estimated cost)                                                                                    | Rs.13,307,607 /- |
| 5      | Cost Incurred on Additional /Extra Items as on 24.07.2017 not included in the Estimated Cost (Annexure A)                                                     | Rs.0 /-          |

Yours Faithfully

  
 24/7/17  
 Signature of Engineer  
**C.V. BHARGALE**