



**KB CONSULTANTS**

Chartered Engineers

✉ kbconsultants1@gmail.com

**ENGINEER'S CERTIFICATE**

DATE:25/07/2017

To,  
**M/s. AASHRAY INFRA**  
SHOP NO. 11, SAI NIKETAN,  
PLOT NO.94, SECTOR-20,  
KHARGHAR, NAVI MUMBAI.

**Subject:** Certificate of Cost Incurred for Development of AASHRAY INFRA for Construction of SIX Wing(s) of the Project AASHRAY ANAND [MahaRERA Registration Number yet to be Registered] situated on the Plot bearing on S.No. 140/2A & 141/1B demarcated by its boundaries ( latitude and longitude of the end points) Boundary of Ulhasnagar to the North, S.No.141 to the South, S.No. 140 to the East, S.No. 141 to the West of Division-Kokan, Village-Ambernath, District- Thane, PIN- 421503 admeasuring 5470.00sq.mts. area being developed by M/s. AASHRAY INFRA

**Ref:** Maha RERA Registration Number Yet to be Registered

Sir,

I Mr. Kantilal K Patel have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being SIX Wings of the Project AASHRAY ANAND Plot bearing on S.No. 140/2A & 141/1B of Division-Kokan, Village-Ambernath, District- Thane, PIN- 421503 admeasuring 5470.00sq.mts. area being developed by M/s. AASHRAY INFRA.

1. Following technical professionals are appointed by Promoter Firm :-

- (i) M/s. **SPACE DESIGNER, ARTI V. JAMGAONKAR** as Architect
- (ii) M/s. **KB CONSULTANTS, Mr. Kantilal K Patel** as Structural Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the all wings of the project AASHRAY ANAND. 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 \_\_\_\_\_ 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 all wings of the aforesaid project under reference as **Rs. 16,59,73,032 + 84,72,640(Annexure A) = 17,44,45,672** (Total of Table A+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 certificate for the all wings from the Kulgoan-Badlapur Nagar Parisad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



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4. The Estimated Cost Incurred till date is calculated at Rs. 85,02,679 + 36,53,851(Annexure A) = 1,21,56,530 (Total of Table A+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 all wings of the subject project to obtain Occupation Certificate / Completion Certificate from Kulgoan-Badlapur Nagar Parisad is estimated at Rs. 15,74,70,353 + 48,18,789(Annexure A) = 16,22,89,142 (Total of Table A+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 in Table A and B below :

**TABLE A**  
**PROJECT-AASHRAY ANAND**  
**A - Wings (Total area in Sqmts :1962.65)**

| Sr. No | Particulars                                                                                               | Amounts           |
|--------|-----------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the A wing of the Project as on 25/07/2017 is                                     | Rs. 2,92,59,461/- |
| 2      | Cost incurred as on 25/07/2017 (based on the Estimated cost )                                             | Rs.0/-            |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                            | 0%                |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 2,92,59,461/- |
| 5      | Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A) | Rs. 16,27,037/-   |

**TABLE A**  
**PROJECT-AASHRAY ANAND**  
**B-Wing (Total area in Sqmts : 1962.65)**

| Sr. No | Particulars                                                                                               | Amounts           |
|--------|-----------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the B wing of the Project as on 25/07/2017 is                                     | Rs. 2,92,59,461/- |
| 2      | Cost incurred as on 25/07/2017 (based on the Estimated cost )                                             | Rs. 0/-           |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                            | 0%                |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 2,92,59,461/- |
| 5      | Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A) | Rs. 16,27,037/-   |

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**TABLE A**  
**PROJECT-AASHRAY ANAND**  
**E-Wing (Total area in Sqmts:1815.86)**

| Sr. No | Particulars                                                                                               | Amounts           |
|--------|-----------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the E wing of the Project as on 25/07/2017 is                                     | Rs. 2,70,71,095/- |
| 2      | Cost incurred as on 25/07/2017 (based on the Estimated cost )                                             | Rs. 27,07,110/-   |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                            | 10%               |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 2,43,63,985/- |
| 5      | Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A) | Rs. 15,05,348/-   |

**TABLE A**  
**PROJECT-AASHRAY ANAND**  
**F-Wing (Total area in Sqmts:1888.33)**

| Sr. No | Particulars                                                                                               | Amounts           |
|--------|-----------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the F wing of the Project as on 25/07/2017 is                                     | Rs. 2,81,51,488/- |
| 2      | Cost incurred as on 25/07/2017 (based on the Estimated cost )                                             | Rs. 0/-           |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                            | 0%                |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 2,81,51,488/- |
| 5      | Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A) | Rs. 15,65,426/-   |

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**TABLE A**  
**PROJECT-AASHRAY ANAND**  
**C-Wing (Total area in Sqmts:1120.95)**

| Sr. No | Particulars                                                                                               | Amounts           |
|--------|-----------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the C wing of the Project as on 25/07/2017 is                                     | Rs. 1,67,11,280/- |
| 2      | Cost incurred as on 25/07/2017 (based on the Estimated cost )                                             | Rs. 25,06,692/-   |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                            | 15%               |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 1,42,04,588/- |
| 5      | Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A) | Rs. 9,29,268/-    |

**TABLE A**  
**PROJECT-AASHRAY ANAND**  
**D-Wing (Total area in Sqmts : 1470.73)**

| Sr. No | Particulars                                                                                               | Amounts           |
|--------|-----------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the D wing of the Project as on 25/07/2017 is                                     | Rs. 2,19,25,849/- |
| 2      | Cost incurred as on 25/07/2017 (based on the Estimated cost )                                             | Rs. 32,88,877/-   |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                            | 15%               |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 1,86,36,972/- |
| 5      | Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A) | Rs. 12,19,235/-   |



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

| Sr. No | Particulars                                                                                                                              | Amounts           |
|--------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25/07/2017 is | Rs. 1,15,24,045/- |
| 2      | Cost incurred as on 25/07/2017 (based on the Estimated cost )                                                                            | Rs.0/-            |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                                                           | 0%                |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                    | Rs. 1,15,24,045/- |
| 5      | Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)                                | Rs. 0/            |

Yours Faithfully

Signature of Engineer

(Licence No- 393- KDMC )

**\* Note**

1. The scope of work is to complete entire Real Estate Project as per drawings 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 can be relied upon by the Engineer. In case of independent quantity 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 includes 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.

**ANNEXURE A**

| Sr.no. | Description                    | Quantity (m3) | Unit | Rate per m3 | Amount    |
|--------|--------------------------------|---------------|------|-------------|-----------|
| 1      | Earth filling upto 2.4m height | 10208         | 1    | 830         | 84,72,640 |