Rajesh Thakare & Associates

CONSULTING STRUCTURAL ENGINEERS &
CHARTERED ENGINEERS

A-103, CHANDRAMA SOCIETY,
RAGHUVIR NAGAR, DR. R. P. ROAD,
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FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 14.10.2025

To,
M/s Ashokas Empire.
G.B. Patharli, Dombivli(E).

Subject : Certificate of Cost Incurred for Development of project for Construction of 1building the situated on the Plot bearingS.No.-43, H.No.- 4/A, C.T.S. No.-10029, at Mouje – G.B. Patharli, Dombivli(E), Tal.-Kalyan, Dist.- Thane.
Latitude and Longitude of the end points :
C.T.S. No. – 10030 To The North, C.T.S. No. – 1003 ToThe East,
C.T.S.No.- 10028 To TheSouth , C.T.S. No. – 10350 To The West,
Of Meter wide access road, situated at Mouje – G.B. Patharli, Dombivli(E),
Taluka - Kalyan, District -Thane, Admeasuring 660.0 Sq.Mts. Plot Area
Being Developed By M/s Ashokas Empire.

Ref: MahaRERA Registration Number :- P51700076660

Sir,

I, RAJESH A. THAKARE have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building of the Project "Nav Rohini Co.op. Hsg. Soc. Ltd." situated on the Plot bearingS.No.-43, H.No.- 4/A, C.T.S. No.-10029, at Mouje – G.B. Patharli, Dombivli(E), Tal.-Kalyan, Dist.- Thane. admeasuring 660.0 Sq.Mts. Plot areabeing developed by M/s Ashokas Empire.

1. Following technical professionals are appointed by Developers :-

(i) Shri G.N. Gandhe asArchitect ;

(ii) Shri Rajesh A.Thakare as Structural Consultant

(iii) Shri Rajesh A. Thakare 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 Rajesh A.Thakare 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.60000000/- (Total of Table A and 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 building(s) from the Kalyan Dombivli 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. 22830674/-
(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
BPMS REG. NO. STATE/R/2025/APL/17826

For Ashokas Empire
Partner

/2

Rajesh Thakare & Associates

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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 Kalyan Dombivli Municipal Corporation (planning Authority) is estimated at Rs. 37169326/- (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 in Table A and B below :

TABLE A

(to be prepared separately for each Building /Wing of the Real Estate Project)

Building

Sr. No	Particulars Particulars	Amounts Amounts
1	Total Estimated cost of the building/wing as on 14.10.2025/ date of Registration is	Rs. 51000000/-
2	Cost incurred as on 14.10.2025 (based on the Estimated cost)	Rs. 22830674/-
3	Work done in Percentage (as Percentage of the estimated cost)	44.77%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 28169326/-
5	Cost Incurred on Additional /Extra Items as on 14.10.2025 not included in the Estimated Cost (Annexure A)	NIL

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 14.10.2025/ date of Registration is	Rs. 9000000/-
2	Cost incurred as on 14.10.2025 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9000000/-
5	Cost Incurred on Additional /Extra Items as on 14.10.2025not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
BPMS REG. NO. STATE/R/2025/APL/17826

For Ashokas Empire

Partner