TREKKBENCH
STRUCTURAL ENGINEERS & CONSULTANTS

B-09, Datta Bhuvan, Near Karwa Hospital,
Tai Pingle Chawk, Tilak Road, Dombivli East,
Thane - 421201.

REF: 206/RF2/R0/MAR/2024

Date: 12/04/2024

FORM - 2

(See Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project withdrawal of Money from Designated Account- Project wise)

TREKKBENCH STRUCTURAL ENGINEERS AND CONSULTANTS
THANE

To,
ASHAPURA INFRATECH,
Building No.8, Rang Rekha CHS Ltd,
Off S V Road, Dahisar (East), 400068.

SUBJECT: Certificate of cost incurred for development of "**RANG REKHA**" (Stilt/Ground+20), having MahaRERA Registration number: **P51800054737**. being developed by **M/S. ASHAPURA INFRATECH.**

Sir,

1. I, **Bhavesh J. Patel**, Partner of **TREKKBENCH STRUCTURAL ENGINEERS AND CONSULTANTS**, Have Undertaken Assignment of Certifying Estimated Cost for "**RANG REKHA**", having MahaRERA Registration number **P51800054737** being developed by **M/S. ASHAPURA INFRATECH.**

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings / plans made available to us for the project under reference by the developer / consultants. The schedule of items and quantity required for the entire work as calculated by Mr. Bhavesh J. Patel quantity engineer appointed by developer / engineer, and the assumption of the cost of material, labor and other inputs made by developer and the site inspection carried out by us to ascertain/ confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 40,00,00,000/-** (Total of Table A and B) at the time of registration. The estimated total cost of project is with reference to The Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale & for the purpose of obtaining occupation certificate/ completion certificate for the building(s) / wing(s) /layout / plotted development from the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 3,25,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated based on input material / services used and unit cost of these items.

5. The Balance Cost Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 36,75,00,000/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

7.

+91 85918 55356 info@trekkbench.com www.trekkbench.com

TREKKBENCH
STRUCTURAL ENGINEERS & CONSULTANTS

B-09, Datta Bhuvan, Near Karwa Hospital,
Tai Pingle Chawk, Tilak Road, Dombivli East,
Thane - 421201.

REF: 206/RF2/R0/MAR/2024

Date: 12/04/2024

TABLE A

(Project: RANG REKHA, Building No.8, Rang Rekha CHSL Shailendra Nagar, Dahisar (E) 400068.)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of registration is	Rs. 35,00,00,000/-
2	Cost incurred as on date of certificate 31/03/2024 is	Rs. 3,25,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	9.29 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 31.75.00.000/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table - C)	NIL

TABLE B

(Internal & external development works in respect of the registered phase)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of Internal and External Development work including amenities and Facilities in the layout as on date of Registration is	Rs. 5,00,00.000/-
2	Cost incurred as on date of certificate 31/03/2024 is	NIL
3	Work done Percentage (As Percentage of the estimated cost)	0.0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,00,00,000/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table - C)	NIL

Yours Faithfully,

For, TREKKBENCH STRUCTURAL ENGINEERS AND CONSULTANTS,

TREKKBENCH STRUCTURAL ENGINEERS AND CONSULTANTS
BHAVESH J PATEL
M-1763266
CHARTED ENGINEER

Bhavesh J. Patel,
Charted Engineer,
M.I.E. – M-1763266.

12/4/24

+91 85918 55356 info@trekkbench.com www.trekkbench.com

TREKKBENCH
STRUCTURAL ENGINEERS & CONSULTANTS

B-09, Datta Bhuvan, Near Karwa Hospital,
Tai Pingle Chawk, Tilak Road, Dombivli East,
Thane - 421201.

REF: 206/RF2/R0/MAR/2024

Date: 12/04/2024

Agreed and accepted by:

For Ashapura Infratech

Partner

ASHAPURA INFRATECH

Signature of Promoter
Name: **ASHAPURA INFRATECH.**
Date: 12/04/2024

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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 / to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional Deleted items considered in Cost
(Which were not part of the original Estimate of Total Cost)

SR.NO	List Of Extra / Additional /Deleted Item	Amount (in Rs.)
1	N.A.	NIL
2	N.A.	NIL

TREKKBENCH STRUCTURAL ENGINEERS AND CONSULTANTS
THANE

+91 85918 55356 info@trekkbench.com www.trekkbench.com