ENGINEER'S CERTIFICATE (UT)

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

To
Mr. Yogesh Pramodshankar Desai

Subject: Certificate of Percentage of Completion of Construction Work of "Ashtavinayak Residency" located at Survey No. 273/1, plot No. 27,28,29,30,63,64,65,66,67,68,69,70,71,72 and 73 at Bypass road, Yogi nagar, Nandurbar - 425412 demarcated by its boundaries 9 Mtr road to East , 12 Mtr road to West Plot No. 74 & 75 to North and 15 mtr road to South.

Ref: MahaRERA Registration Number: - P49700056003

Sir,
I **Shaikh Tanveer Shaikh Gaffar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Survey No. 273/1, plot No. 27,28,29,30,63,64,65,66,67,68,69,70,71,72 and 73 at Bypass road, Yogi nagar, Nandurbar - 425412 admeasuring 2799.31 sq. mts. area being developed

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

(i) Shri Shaikh Tanveer Shaikh Gaffar as Architect;

(ii) Shri Shaikh Tanveer Shaikh Gaffar as Structural Consultant

(iii) Shri Shaikh Tanveer Shaikh Gaffar as MEP Consultant

(iv) Shri Shaikh Tanveer Shaikh Gaffar as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation 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 Shaikh Tanveer Shaikh Gaffar 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 7,84,52,169 /- (Total of S.No.1 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 for the building(s) from the concerned Competent Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred until date 31/12/2024 is calculated at Rs. 2,37,00,500.00 (Total of S.No.2 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 from Competent Authority is estimated at Rs 5,47,51,669/- (Total of S.No.4 Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on thedate of this certificate is as given in Table A and B below:

TABLE A

Building/Wing/Tower bearing Name: "Ashtavinayak Residency"

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on the date of Registration is	Rs.7,69,29,769.00 /-
2	Cost incurred as on 31/12/2024 (based on the Estimated cost	Rs. 2,37,00,500.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	30.81%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,32,29,269/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0 /-

TABLE B

Internal & External Development work and common amenities

(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 the date of Registration is	Rs. 15,22,400/-
2	Cost incurred as on 31/12/2024 (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. 15,22,400 /-
5	Cost Incurred on Additional /Extra Itemsas on___not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Signature of Engineer:

Tanveer Shaikh
B.E (Civil)
Consulting Civil Engineer
Nandurbar

Name : Shaikh Tanveer Shaikh Gaffar
Aadhar No. : 2691 1398 0753
Pan no : IROPS5510L
(License No). : STATE/R/2024/APL/13675

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.
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 mentionedat 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.
6. 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 Items
considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr. no	List of Extra / Additional Items	Amount (In Rs)
1	Nil	Nil
2	Nil	Nil