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)

ASC/1860/K066/01/2024 Date: **24/01/2024**

To,

M/s Shriram Pioneer Developers Private Limited
(Erstwhile M/s. Ram Developers)
A-101 & 102, Pushpanjali Residency Phase 1,
Ghodbunder Road, Ovale,
Thane West- 400607.

Sub: Certificate of Percentage of Completion of Construction Work of Proposed Building "Pushpanjali Residency Phase-III" Buildings S1, S2, S3 & S4 situated on Plot Bearing S.No.Old(64/2),New(99/2),Old(64/4B),New(99/4B),Old(63/3),New(101/3),Old(67/1)New(97/1),Old (66/1), New(58/1),Old(131/1P),New(98/1A),& Old(131/1P), New(98/1B),Old64/6, New(99/6),Old(65/1P)New(59/1A),Old64/4ANew(99/4A),Old(65/2),New(59/2),Old(67/3/3), New(97/3/3),Old(64/3),New(99/3)& Old(66/5A),New (58/5A) demarcated by its boundaries 19.272654, 72.959127 to the North 19.270522, 72.960176 to the South 19.271865, 72.961107 to the East 19.272488, 72.958441 to the West of Division – Kokan village-Owale, Ghodbunder Road, Taluka- Thane Dist.- Thane Pin- 400607 having MahaRERA Registration No. P51700008949 & being developed by M/s. Shriram Pioneer Developers Pvt. Ltd.(erstwhile M/s Ram Developers).

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Sir,

I Mr. Vikas V. Gokhale, Proprietor of Associated Consultants have undertaken assignment as Engineer for certifying percentage of Completion of Construction Work of Building M/s Ram Developer

Following technical professionals are appointed by Owner / Promoter :—

(i) M/s Aakruti Cnsultants as Architect.

(ii) M/s Associated Consultants as Structural Consultant

(iii) M/s Enviro -Design as MEP Consultant.

(iv) Mr. Sunil Patil as Site Supervisor

2. I 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 me, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. We estimate Total Estimated Cost of completion of the building(~~s~~) of the aforesaid project under reference as Rs. **2,30,00,00,000/-** (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 **THANE MUNICIPAL CORPORATION** 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. 1,61,78,87,381/-** (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 **Thane Municipal Corporation** is estimated at **Rs. 68,21,12,619/-** (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

"Pushpanjali Residency Phase-III" Buildings (S1, S2, S3 & S4) & Club House & Bungalows Type A1, A2, A3, B1, C1, C2"

Sr. No (1)	Particulars(2)	Amounts(3)
1	Total Estimated cost of the building/wing as on 31/12/2023 the date of registration is _____	Rs.2,30,00,00,000/-
2	Cost incurred as on 31/12/2023. (based on the Estimated cost)	Rs. 1,61,78,87,381/-
3	Work done in Percentage (as percentage of the estimated cost)	70.34%
4	Balance Cost to be Incurred as on 31/12/2023. (Based on Estimated Cost)	Rs. 68,21,12,619/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nil

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TABLE B

(to be prepared for the entire registered phase of the Real Estate project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 31/12/2023 date of Registration is	Nil
2	Cost incurred as on 31/12/2023. (based on the Estimated cost)	Nil
3	Work done in Percentage (as percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred as on 31/12/2023. (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as on 31/12/2023 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully,

For SHRIRAAM PIONEER DEVELOPERS PVT. LTD.

SHRIRAAM PIONEER DEVELOPERS PVT. LTD. THANE

DIRECTOR

ASSOCIATED STRUCTURAL ENGINEERS LLP

Vikas V Gokhale,
Registration No. 981/SE/1996

Note:

1. The scope work is to co. 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 (*).

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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

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

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