STRUCTURAL CONSULTANT
CHARTERED ENGINEER
VALUER
PROJECT MANAGEMENT
CONSULTANT

R.C. TIPNIS
B.E. (CIVIL), M.I.E.

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL: 2163 4791 • 21634399
• CELL: 98200 56799 • E-MAIL: rctipnis@gmail.com

FORM-2
ENGINEER'S CERTIFICATE

Date: 31/12/2024

Bright Sky Heights Builders and Developers Pvt. Ltd
59/1A, 61/1,60/2A,2B near Millennium Toyota Showroom
Village Padle, Kalyan Shil Road, Thane (W) - 421 204

Subject: Certificate of Cost Incurred for Development of "GALAXY Wing 5" for Construction of building situated on the Plot bearing Gut no59/1A,1B,60/1,2A,61/1,4,5,62 & 67 Situated at Village Padle, Shil-Kalyan Road, Dist: - Thane. demarcated by its boundaries (latitude and longitude of the end points) 19°9'6.31"N,73°3'15.27"E to the North West 19°9'7.43"N 73°3'21.17"E to the North East 19°9'2.76"N,73°3'21.80"E to the South East, 19°9'1.07"N,73°3'19.62"E area being developed by Mr. Santosh B. Kushwah Director of Mr. Bright Sky Heights Builders and Developers Pvt. Ltd. (Formerly known as Saptashree Sky Heights Builders and Developers Pvt. Ltd.

Ref: MahaRERA Registration Number P51700009788

Sir,

I R. C. Tipnis have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being single building of the single Phase situated on the plot Gut no59/1A,1B,60/1,2A,61/1,4,5,62 & 67 Situated at Village Padle, Shil-Kalyan Road, Dist: - Thane developed by Saptashree Sky Heights Builders and Developers Pvt. Ltd.

Following technical professionals are appointed by Promoter:-

(i) M/s Saakaar as Architect;

(ii) Shri. R.C. Tipnis as Structural Consultant

(Iii) M/s. Enginnering Creation Plubic Health Consultancy Private Limited as MEPC Consultant

I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building 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 quantity Surveyor appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

BRIGHT SKY HEIGHTS BUILDERS AND DEVELOPERS PRIVATE LIMITED

DIRECTOR DIRECTOR

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2. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 17,33,73,281/-(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 from the Thane Municipal Corporation being the Planning Authority under whose jurisdiction the afore said project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 15,90,32,705- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from Thane Municipal Corporation (planning Authority) is estimated at RS. 1,41,40,576/- (Total of Table A and B).
5. 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
Building called as

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 01/04/2017date of Registrations	Rs. 15,81,72,572/-
2	Cost incurred as on 31/12/2024 (based on the Estimated cost)	Rs. 14,42,37,342/-
3	Work done in Percentage (as Percentage of the estimated cost)	91.18 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,39,35,230 /-
5	Cost Incurred on Additional /Extra Items as on 31/12/2024 not included in the Estimated Cost (Annexure A)	Rs. 0/-

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TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01/04/2017 date of Registration is	Rs. 1,52,00,709 /-
2	Cost incurred as on 31/12/24 (based on the Estimated cost)	Rs. 1,47,95,363/-
3	Work done in Percentage (as Percentage of the estimated cost)	97%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,05,346/-
5	Cost Incurred on Additional /Extra Items As on 31/12/2024 not included in the Estimated Cost (Annexure A)	Rs.0/-

Yours Faithfully

Rajan Chandrakant Tipnis
Digitally signed by Rajan Chandrakant Tipnis
Date: 2025.01.29 12:35:54 +05'30'

R.C. Tipnis
Structural Engineer
T.M.C. Regn. No.TMCB/R/2024/APL/00339

BRIGHT SKY HEIGHTS BUILDERS AND DEVELOPERS PRIVATE LIMITED

DIRECTOR DIRECTOR

Annexure A

List of Extra / Additional Items executed with Cost

NIL