



Suyog Associates

Architects, Engineers & Interior Designers

Gala No. 1 & 2, Gujrati School, Opp. Hira Marriage Hall, Ulhasnagar - 421 002.

Ref. No.

Date : _____

Date: 29-4-2026

[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)

To,

Gurumukhsingh G. Panjwani & Others
S.No.-178(P), Sheet No.-78,57
Mouje-Shahad, Ulhasnagar-1

Ref.: -UMC/ TPD /BP /107 /22/488, dated 20/12/2022
Ref: DDUMC/RB/2025/APL/00019 dated 15/06/2025

Subject: Certificate of Cost Incurred for Development of Project **Golden City** situated on the Plot bearing S.No.-178(P), Sheet No.-78,57, Mouje-Shahad, Ulhasnagar-1 having (Maha RERA Registration Number **P51700055313** being developed by Gurumukhsingh G. Panjwani.

Reference: RERA Registration No- **P51700055313**

Dear Sir,

I / We **SHIVANI S SATALE** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA being No. of Building "GOLDEN CITY" BUILDING PROJECT FOR CONSTRUCTION AT S. No.178[P], Mouje - Shahad, Ulhasnagar-1, Dist.-Thane. ADMEASURING 3900 SQ. MTS. AREA BEING DEVELOPED BY **SHRI. GURUMUKHSINGH G. PANJWANI & OTHERS**

1. Following technical professionals are appointed by promoter:

- (i) SMT.SHIVANI S SATALE – Architect / License Engineer
- (ii) SMT.SHIVANI S SATALE as Structural Consultant
- (iii) SUYOG ASSOCIATES as Quantity Surveyor
- (iv) SUYOG ASSOCIATES as MEP Consultant

For KRISHNA INFRA

Raju

Partner

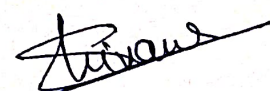
Suyog
SUYOG ASSOCIATES
ARCHITECTS & ENGINEERS
Gala No. 1 & 2, Near Gujrati School,
Opp. Hira Marriage Hall, New Telephone Exchange Road,
ULHASNAGAR - 421002.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the buildings) 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 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 34,86,56,700 /-. 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 Ulhasnagar Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date **31 /03/2026** is calculated at **Rs.26,14,92,525** (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 Ulhasnagar Municipal Corporation (Planning Authority) is estimated **Rs 8,71,64,175** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and propionate completion of internal and external works of the project as per the specifications mentioned in agreement of sale the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

For KRISHNA INFRA



Partner


SUYOG ASSOCIATES
ARCHITECTS & ENGINEERS

Gala No. 1 & 2, Near Gujrati School,
Opp. Hira Marriage Hall, New Telephone Exchange Road,
ULHASNAGAR - 421002.

TABLE A

PROJECT:- Building/Wing No.: -GOLDEN CITY/ B WING / GROUND + 12TH FLOORS
(to be prepared separately for each building/wing of the project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/plotted development as on date of Registration is 31/03 /2026	RS 34,86,56,700 /-
2	Cost incurred as on date of certificate. 31/03 /2026	Rs.26,14,92,525
3	Work done in Percentage (as Percentage of the estimated cost)	75 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 8,71,64,175
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. NIL/-

For KRISHNA INFRA



Partner


SUYOG ASSOCIATES
ARCHITECTS & ENGINEERS

Gala No. 1 & 2, Near Gujrati School,
Opp. Hira Marriage Hall, New Telephone Exchange Road,
ULHASNAGAR - 421002.

TABLE B
(Internal & External development works in respect of the registered phase)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 /03 /2026 date of Registration is	Rs.50,00,000/-
2	Cost incurred as on the date of certificate.	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.
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. Nil /-

Signature of Engineer
SHIVANI S SATALE


SUYOG ASSOCIATES
ARCHITECTS & ENGINEERS
Gate No. 1 & 2, Near Gujrati School,
Opp. Hira Marriage Hall, New Telephone Exchange Road,
ULHASNAGAR - 421002.

SHRI . GURUMUKHSINGH G. PANJWANI. & OTHERS

For KRISHNA IN: ...



Partner

Agreed and Accepted by
Signature of Promoter

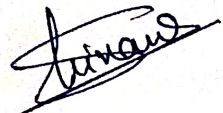
*** Note**

1. The scope of work is to complete registered Real Estate Project as per drawings approved from time to time and as per specification 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 quality 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.
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 specification in agreement of sale.

Table C

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

Sr.No.	List of Extra/Additional/Deleted Items	Amount (in Rs.)
1		
2		


SUYOG ASSOCIATES
ARCHITECTS & ENGINEERS

Gala No. 1 & 2, Near Gujrati School,
Opp. Hira Marriage Hall, New Telephone Exchange Road
ULHASNAGAR - 421002.