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PENTACON STRUCTURAL CONSULTANTS PVT. LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Regd. Office : A-102, Devi Darshan, Tembhi Naka, Thane (W) 400 601 Telefax : 2544 3395 / 2533 5426 Email : office@pentacon.co.in

ENGINEER'S CERTIFICATE

Quarter-4
(1st Oct. to 31st Dec. 24)

Date : 31/12/2024

To,
M/S JOSHI & YASH DEVELOPERS LLP.
Punamiya Bhavan ,Eduljee Road,
Tembhi Naka,
Thane (w)- 400 601.

Sub :- Certificate of cost incurred of redevelopment project **"Shree Apartment"**, on plot-bearing C.TS No. 200(pt.),201,202(pt.),209,210,211,219(pt.) ,220 at M.G.Road,off Godbole hospital Naupada ,Thane west._by **M/s. JOSHI & YASH DEVELOPER LLP.**

Ref : MahaRERA Registration Number – P51700056249
Sir,

I, Mr. Anand Sawant have undertaken assignment of certifying Estimated Cost of redevelopment project **"Shree Apartment"** having MahaRERA Registation number **(Applied for)** being developed by **M/s. JOSHI & YASH DEVELOPER LLP.**

Following technical professionals are appointed by owner / promoter :-

i) **Ar. Makarand Toraskar** (Director of Ambiaance Design Pvt. Ltd.)

ii) **M/s. Pentacon Structural consultants Pvt. Ltd** as Structural Consultant
iii) Mr. Nikunj D Choudhari as Quantity Surveyor
iv) **MEP** Consultant –**Mr.Hemant Nikam**

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1. We 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 references by the entire work as calculated by Mr. Nikunj D Choudhari as quantity Surveyor* 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.

2. We estimate Total Estimated cost of completion of the building(S) of the aforesaid project under reference as **Rs 7,41,00,000/-** (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 **T.M.C** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs.1,62,50,000/-**(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(S) of the subject project to obtain Occupation Certificate / Completion Certificate from **T.M.C** (Planning Authority) is estimated at **Rs 5,78,50,000** /- (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:

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TABLE A

Sr . No.	Particulars	Amounts
1.	Total Estimated cost of the Building / wing as on 30/11/2023 date of Registration is	Rs.6,50,00,000/-
2.	Cost incurred as on 31/12/2024 (based on the Estimated Cost)	Rs.1,62,50,000/-
3.	Work done in percentage (as percentage of the estimated cost)	25.00%
4.	Balance Cost to be Incurred (Based on estimated Cost)	Rs.4,87,50,000/-
5.	Cost Incurred on additional / Extra items As on 31/12/2024 not included in The estimated Cost (annexure A)	Rs0/-

TABLE B

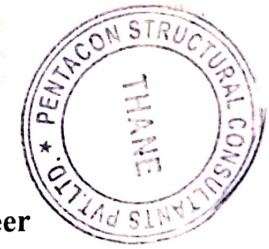
SR. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the Layout as on 30/11/2023 Date of Registration is	Rs.91,00,000/-
2.	Cost incurred as on 31/12/2024 (based on the Estimated Cost)	Rs.0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (based on Estimated cost)	Rs. 91,00,000/-
5.	Cost Incurred on additional / Extra Items As on 31/12/2024 not included in The Estimated Cost (annexure A)	Rs0/-

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Yours Faithfully .

For **Pentacon Structural Consultants Pvt. Ltd.**



(A.J.Sawant)
Directorjmi
Chartered Engineer
Lic. No.**TMC/SE/984.**

***Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to 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 of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked *

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is n 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.

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