Paras R Vishwakarma
B.E. (Civil Engineering)

1306, Adonis Apartment,
Raheja Acropolis Phase II,
Deonar East, Govandi, Mumbai - 500088
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Annexure -B
FORM NO- 2
ENGINEER'S CERTIFICATE

Date: 08.10.2024

To,
M/s DOSTI ENTERPRISES,
Lawrence and Mayo House,
1st Floor, 276, Dr. D.N. Road,
Fort, Mumbai - 500 001.

Subject: Certificate of cost incurred for development of Real Estate Project called **'DOSTI WEST COUNTY - PHASE 7-DOSTI WILLOW'** Having Maharera Registration No. **P51700056278** being developed by **M/s DOSTI ENTERPRISES**, the Promoter of the project.

Sir,

I Mr. Paras Vishwakarma have undertaken assignment of certifying Estimated Cost for the Real Estate Project called **'DOSTI WEST COUNTY - PHASE 7-DOSTI WILLOW'** Having Maharera Registration No. **P51700056278** being developed by **M/s DOSTI ENTERPRISES**, the Promoter of the project.

1. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/ plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by **Mrs. Vidya Pawar** Quantity Surveyor* appointed by Developer/ Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/ confirm the above analysis given to us.

2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 318,22,13,853/-** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wing(s)/ Layout/ Plotted Development from the THANE MUNICIPAL CORPORATION being the Planning Authority 'under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 25,73,09,132/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.

5.The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications

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mentioned in agreement of Sale, of the Project is estimated at **Rs. 292,49,04,721/-** (Total of Table A and B).

5.I certify that the Cost of the Civil, MEP and Allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

TABLE - A

Development of Real Estate Project called 'DOSTI WEST COUNTY - PHASE 7- DOSTI WILLOW'

Sr.No (1)	Particulars (2)	Amounts (3)
1	Total Estimated Cost of the Building/Wing/ Layout/ Plotted Development as on date of registration is	Rs 308,22,13,853/-
2	Cost incurred as on 30/09/2024	Rs 25,73,09,132/-
3	Work done in Percentage (as Percentage of the estimated cost)	6.18%
5	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs 282,49,04,721/-
5	Cost Incurred on Additional/ Extra Items not included in the Estimated Cost (Table-C)	Rs NIL

TABLE - B

Internal & External Development Works in Respect of the Registered Phase

Sr.No (1)	Particulars (2)	Amounts (3)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of registration is	Rs 10,00,00,000/-
2	Cost incurred as on 30/09/2024	Rs NIL
3	Work done in Percentage (as Percentage of the estimated cost).	0.00 %
5	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 10,00,00,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Rs NIL

DOSTI ENTERPRISES MUMBAI 400001 FORT

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Yours Faithfully,

Mr. Paras Vishwakarma
BE (Civil Engineering)

Signature of Engineer

Agreed & Accepted by:

DOSTI ENTERPRISES MUMBAI 400001 FORT

M/s DOSTI ENTERPRISES,

Date: 08.10.2024

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 (5) may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of that Real Estate Project will result in amendment of the cost incurred / to be incurred.
4. All component of work with specifications are indicative and not exhaustive.
5. Please specify it there are any deviations/ qualification. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE-C

List of Extra/ Additional/ Deleted Items considered in Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/ Additional/ Deleted Items	Amount (In Rs.)
1.	NIL	NIL