SANGAM D. PATEL B.Tech (CIVIL)
Consulting Civil Engineer & Building Planner

Office : 103, Peter Plaza, J. S. Road, Dahisar (W), Mumbai - 400068. Email : sangampatel1002@gmail.com | Mob.: 8452030206

Date: 14/07/2025

FORM - 2
ENGINEER'S CERTIFICATE

To,
M/s. Pramanik Homes LLP
3rd Floor, Building No. 1,
Walchand Darshan, Opp. Dmart,
Bhayander (West),
Thane – 401101.

Sub: Certificate of Cost Incurred for Development of Walchand Avenue Building No.1 having MahaRERA Registration Number P51700056323 being developed by M/s. Pramanik Homes LLP.

Sir,

1. I Sangam D. Patel have undertaken assignment of certifying Estimated Cost for Walchand Avenue Building No. 1 having MahaRERA Registration Number P51700056323 being developed by M/s. Pramanik Homes LLP.

2. 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 Sangam D. Patel appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by Developer, and the site

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inspection carried out by us to assertion/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 50,00,00,000/-** (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 and for the purpose of obtaining occupation certificate/completion certificate for the building(s)/Wing(s)/ Layout/Plotted Development from the MBMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 7,50,00,000/-** (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 mentioned in Agreement of Sale, of the Project is estimated at **Rs. 42,50,00,000/-** (Total of Table A and B).

6. 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.

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TABLE – A

Building / Wing Development bearing No. 1 named Walchand Avenue

SR. NO.	PARTICULARS	AMOUNT (IN RS.)
1.	Total Estimated Cost of the Building/Wing/ Layout/Plotted Development as on date of Registration is	49,50,00,000/-
2.	Cost incurred as on date of certificate	7,50,00,000/-
3.	Work done in Percentage (as Percentage of the Estimated Cost)	15.15 %
4.	Balance cost to be Incurred** (Based on Estimated Cost)	42,50,00,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	---

TABLE – B

Internal & External Development Work in Respect of the Registered Phase

SR. NO.	PARTICULARS	AMOUNT (IN RS.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	50,00,000/-
2.	Cost incurred as on date of certificate	---
3.	Work done in Percentage (as Percentage of the Estimated Cost)	---
4.	Balance cost to be Incurred** (Based on Estimated Cost)	---
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	---

Thanking You.
Yours faithfully,

Sangam D. Patel
Lic. No. STATE/R/2023/APL/07291

Agreed and accepted by:
M/s. Pramanik Homes LLP

Signature of Promoter:
Name: Shri. Harish P. Jain
Date: 14/07/2025