

INFINITI ENGINEERS

PROJECT MANAGEMENT CONSULTANT & CIVIL ENGINEERS

302/303, ANANDI VILLA, MANSA C. H. S.,
LAXMINARAYAN TEMPLE ROAD, EKSAR,
BORIVALI (WEST), MUMBAI : - 400 092.

Ref. No. : RERA ENGINEERS CERTIFICATE - "CRESCENT WTC PHASE II"-1

Date :

FORM - 2 [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)

Date : 09/04/2024

To
M/s. Crescent Shelters
8th Floor, Crescent Business Park,
Near Sakinaka Telephone Exchange,
Andheri Kurla Road, Andheri East,
Mumbai 400 072

Subject: Certificate of cost incurred for Development of New project of Proposed commercial building to be known as **CRESCENT WTC - WESTERN TRADE CENTER - PHASE - II** being phase I of project on plot bearing CTS No 4153, 4316, 4351, 4352 & 4354 to 4360, 4404, 4405, 4406, 4452, 4453 & 4152 of Village : Mira, at Penkar Pada Road, Tal & Dist: Thane, State Maharashtra PIN 401107. admeasuring 8973.15 Sq. Mtrs. area being developed by **M/s. Crescent Shelters**.

Sir,

We M/s **INFINITI ENGINEERS** have undertaken assignment of certifying Estimated Cost for Development of New Project "**CRESCENT WTC - WESTERN TRADE CENTER - PHASE - II**" on plot bearing CTS No 4153, 4316, 4351, 4352 & 4354 to 4360, 4404, 4405, 4406, 4452, 4453 & 4152 of Village : Mira, at Penkar Pada Road, Tal & Dist: Thane, State Maharashtra PIN 401107. admeasuring 8973.15 Sq. Mtrs. area being developed by **M/s. Crescent Shelters**.

We have estimated the cost of Civil, MEP and allied works required for the completion of the apartments and proportionate completion of internal & external works of the project as per specification 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 Mr. Shailesh Patil, Quantity Surveyor appointed by Developer, 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.

We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 3,00,00,000/- (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 apartment 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 Development from the MCGM being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is NIL (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the basis input materials / services used and unit cost of these items.

PROJECT MANAGEMENT CONSULTANT & CIVIL ENGINEERS

Ref. No. : RERA ENGINEERS CERTIFICATE -"CRESCENT WTC PHASE II"-I

INFINITI ENGINEERS

PROJECT MANAGEMENT CONSULTANT & CIVIL ENGINEERS

302/303, ANANDI VILLA, MANSA C. H. S.,
LAXMINARAYAN TEMPLE ROAD, EKSAR,
BORIVALI (WEST), MUMBAI : - 400 092.

Ref. No. : RERA ENGINEERS CERTIFICATE - "CRESCENT WTC PHASE II"-1

Date :

Table B

(Internal & External Development Works in Respect of the Registered Phase)

Sr. No.	Particulars	Amount (Rs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration	Rs. 30,00,000/-
2	Cost incurred as on Date	Rs. NIL/-
3	Work done in Percentage (as Percentage of the Revised estimated)	0%
4	Balance Cost to be Incurred Based on Revised Estimated Cost)	Rs. 30,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table -C)	N.A.

Table C

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

Sr. No.	Particulars	Amount (Rs)

Note: This Entire Project in this Phase II is of 27134.48 Sq.Mt Rera carpet area. However this certificate is for 343.19 Sq.Mt Rera carpet area as per approved plan received till date. The plot area of 8973.15 Sq.Mt is combined area for both Phase I & Phase II of the project & is not bifurcated independently whereas both the phase are registered for Rera separately

Yours Faithfully

H. L. Shah
9.4.24 9/3

Hitesh Shah
For INFINITI ENGINEERS
(Partner)

Agreed and Accepted by
For M/s. Crescent Shelters

Authorised Signatory

Name :- HILAL MERCUANT

Date :- 10.4.24

