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 ENGR CERTI –"CRESCENT WTC PHASE-II"-4 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: 19th April, 2025

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 Proposed commercial building to be known as **"CRESCENT WTC (WESTERN TRADE CENTRE-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.**

RERA REGISTRATION NO. P51700076585

Sir,

We M/s **INFINITI ENGINEERS** have undertaken assignment of certifying Estimated Cost for Development of **"CRESCENT WTC (WESTERN TRADE CENTRE-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.**

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.

19.4.25

Admin. Office: B/3 Kent Enclave, Haridas Nagar, 120 Ft. Road, Borivali West, Mumbai 400 092.

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 ENGR CERTI –"CRESCENT WTC PHASE-II"-4 Date :

We estimate Total Estimated Cost of completion of the aforesaid project under reference is revised at Rs. 240,00,00,000/- (Total of Table A and B) from Rs. 3,00,00,000/-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 MBMC (Mira Bhainder Muncipal Corporation) being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date 31st March, 2025 is calculated at Rs. 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.

The Balance cost of Completion of the Civil, MEP and Allied works for the completion of the apartment and proportionate completion of internal & external works as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 240,00,00,000/- (Total of Table A and B).

We certify that the Cost of the Civil, MEP and allied work for the apartment 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 – Commercial Building -I

Sr. No.	Particulars	Amount (Rs)
1	Total Estimated cost of the Building / Wing as of Development Works as on date of Registration is was Rs.2,70,00,000/- & now after subsequent revision is	Rs. 216,00,00,000/-
2	Cost incurred as on 31st March, 2025	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred Based on Revised Estimated Cost)	Rs. 216,00,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table -C)	N.A.

15.4.25

Admin. Office: B/3 Kent Enclave, Haridas Nagar, 120 Ft. Road, Borivali West, Mumbai 400 092.

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 ENGR CERTI –"CRESCENT WTC PHASE-II"-4 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 is was Rs. 30,00,000/- & now after subsequent revision is	Rs. 24,00,00,000/-
2	Cost incurred as on 31st March, 2025	Rs. NIL/-
3	Work done in Percentage (as Percentage of the Revised estimated)	0%
4	Balance Cost to be Incurred Based on Revision Estimated Cost)	Rs. 24,00,00,000/-
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 Toal Cost)

Sr. No.	Particulars	Amount (Rs)

NOTE: The Cost is revised due to revision in approval Areas. Initial cost was as per old approval wherein Sale Area was 343.19 Sq.Mtrs. of RERA Carpet Area. This is now revised to 22178.35 Sq.Mtrs. of RERA Carpet Area

Yours Faithfully

19.4.25 3/3

Hitesh Shah
For INFINITI ENGINEERS
(Partner)

Agreed and Accepted by
For M/s. Crescent Shelters

CRESCENT SHELTERS MUMBAI

Authorised Signatory
Name :- Hilal Merchant
Date :- 19/04/2025

Admin. Office: B/3 Kent Enclave, Haridas Nagar, 120 Ft. Road, Borivali West, Mumbai 400 092.