PRO-TECH CONSULTANTS
CONSULTING STRUCTURAL ENGINEERS
PROJECT MANAGEMENT CONSULTANTS

RAJESH B. DUBEY
Structural Engineer
Reg. No. STR/D/114 (STR : 840014721)

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Annexure B
FORM 2
[See Regulation 3]
ENGINEER'S CERTIFICATE

REF: PC/598-Bldg no.2/RERA/07/2026 **Date: 10-01-2026**

To,
M/s. Mayur Construction Co.,
C/G-01/02, Shalini Complex, Opp. Garden City,
Near 7/11 Hospital, Dipak Hospital Road,
Mira Road (E)-401 107.

Subject: Certificate of Cost Incurred for Development of Project **'Shree Nandkumar Mahadev Ashirwad'** (Building no. 2) bearing **Old S No 236, New S No 30, Hissa No 07, 10 & 11, Old S No 237, New S No 186, Hissa No 3 & Old S No 241, New S No. 34, Hissa No. 6 & 10** of village- **Navghar,** Taluka & District-**Thane** having MahaRERA Registration Number-P51700076895 being developed by **M/s Mayur Construction Co.**
Sir,

I/We **RAJESH B. DUBEY (Pro-Tech Consultants)** have undertaken assignment of certifying estimated cost for the Project proposed to be Maha Rera Registration no. - P51700076895**, 'Shree Nandkumar Mahadev Ashirwad'** (Building no. 2) bearing **Old S No 236, New S No 30, Hissa No 07, 10 & 11, Old S No 237, New S No 186, Hissa No 3 & Old S No 241, New S No. 34, Hissa No. 6 & 10** of village- **Navghar,** Taluka & District-**Thane** being developed by **M/s Mayur Construction Co.**

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 **Gaurav K. Mishra** 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 as **Rs 20.50 CRORE**. (Total of Table A&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 **MIRA-BHAYANDAR-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. 12.25 CRORE** (Total of Table A&B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.
4. 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. 8.25 CRORE**. (Total of Table A&B)

Pro-Tech Consultants Consulting Structural Engineers Bhayander (W).

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REF: PC/598- Bldg no.2/RERA/07/2026

5. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of 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 &B Below.

TABLE-A

BUILDING NAME - 'Shree Nandkumar Mahadev Ashirwad'

SR.NO.	PERTICULARS	AMOUNT (in Rs.)
1	Total Estimated cost of the building as on **10-04-2024** date of Registration	**18 CRORE**
2	Cost incurred as on **31-12-2025** (based on the Estimated cost)	**12.25 CRORE**
3	Work done in percentage (as percentage of the estimated cost)	**68.05%**
4	Balance Cost to be Incurred (based on the Estimated cost)	**5.75 CRORE**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost(Annexure A)	**NIL**

TABLE B

Internal & External Development Works 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 la out as on date of Registration is **10-04-2024**	**2.50 Crore**
2.	Cost incurred as on date of certificate **31-12-2025**	**0.0 Crore**
3.	Work done in Percentage (as Percentage of the estimated	**0%**
4.	Balance Cost to be Incurred Based on Estimated Cost)	**2.50 Crore**
5.	Cost Incurred on Additional Extra Items not included in the Estimated cost (Table -C)	**NIL**

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**
2.		**NIL**

Yours Faithfully,

Rajesh B. Dubey
Consulting Structural Engineer
M.C.G.M.Reg. No. STR/D/114 (STR: 840014721)
Maharashtra State Reg. No. – STATE/R/2024/APL/15040

Pro-Tech Consultants (I) Consulting Structural Engineers Bhayandar

Agreed and Accepted by,

Signature of Promoter
Name – M/s. Mayur Construction Co.
Date – 10-01-2026