SSCONS
Consulting structural engineers

FORM-2

ENGINEER'S CERTIFICATE

Date: 31-12-2025

To,
M/s. Seher Realty,
Survey No. 69/3, Near TMC Hospital,
Mittal Road, Sonkhar village,
Mumbra, Thane - 400612

Subject: Certificate of Cost Incurred for Development of the **" Building No. 1 to 6 "** Known as " **Al Mawadah Residency "** having MahaRERA Registration number (Number Awaited) situated on the Plot bearing **S.No. 68/3, 69/3** Village Sonkhar, Mumbra, Thane - Pin 400612; admeasuring 3511.00 sq.mts. area being developed by **" M/s. Seher Realty."**
Ref : MahaRERA Registration Number

Sir,

I, **Mr. Rajkumar Krishna Bhonde** have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **" Building No. 1 to 6 "** Known as " **Al Mawadah Residency "** having MahaRERA Registration number (Number Awaited) situated on the Plot bearing **S.No. 68/3, 69/3** Village Sonkhar, Mumbra, Thane - Pin 400612; admeasuring 3511.00 sq.mts. area being developed by **" M/s. Seher Realty."**

1. Following technical professionals are appointed by **Owner** :—

(i) **Mr. Sachin Charpe**	as an **Architect.**
(ii) **Shri Rajkumar K. Bhonde**	as **Structural Consultant**
(iii) **Mr. Pravin Mane**	as **MEP Consultant**
(iv) **Mr. Wajid Ali Sddiqui**	as **Site Supervisor**

Office : 17, 1st Floor, Samrin Heritage, Opp. Shivsena Shakha, Chandanwadi, Panchpakhadi, Thane (w) - 400 602. India.
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2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Mr. Wajid Ali Siddiqui as** quantity Surveyor appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and thesite inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 16,71,57,537/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **TMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,59,57,765/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **TMC** (planning Authority) is estimated at **Rs. 15,11,99,772/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as Completed on the date of this certificate is as given in Table A and B below:

TABLE A (For Building No. 1)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on **31-12-2025** date of Registration is **20/06/2024**	**Rs. 5,62,93,691 /-**
2	Cost incurred as on **31-12-2025** (based on the Estimated cost)	**Rs. 57,18,090 /-**
3	Work done in Percentage (as Percentage of the estimated cost)	**10.16%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 5,05,75,601 /-**
5	Cost Incurred on Additional / Extra Items as on **31-12-2025** not included in the Estimated Cost (Annexure A)	**NIL**

TABLE A (For Building No. 2)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on **31-12-2025** date of Registration is	**Rs. 3,37,44,289 /-**
2	Cost incurred as on **31-12-2025** (based on the Estimated cost)	**Rs. 31,16,711 /-**
3	Work done in Percentage (as Percentage of the estimated cost)	**9.24 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.3,06,27,578/-**
5	Cost Incurred on Additional /Extra Items as on **31-12-2025** not included in the Estimated Cost (Annexure A)	**NIL**

TABLE A (For Building No. 3)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on **31-12-2025** date of Registration is	**Rs. 3,37,44,289 /-**
2	Cost incurred as on **31-12-2025** (based on the Estimated cost)	**Rs. 31,16,711 /-**
3	Work done in Percentage (as Percentage of the estimated cost)	**9.24**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.3,06,27,578/-**
5	Cost Incurred on Additional /Extra Items as on **31-12-2025** not included in the	**NIL**

TABLE A (For Building No. 4)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on **31-12-2025** date of Registration is	**Rs. 3,37,44,289 /-**
2	Cost incurred as on **31-12-2025** (based on the Estimated cost)	**Rs. 31,16,711 /-**
3	Work done in Percentage (as Percentage of the estimated cost)	**9.24**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 3,06,27,578/-**
5	Cost Incurred on Additional /Extra Items as on **31-12-2025** not included in the	**NIL**

TABLE A (For Building No. 5)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building as on **31-12-2025** date of Registration is	**Rs. 48,20,622 /-**
2	Cost incurred as on **31-12-2025** (based on the Estimated cost)	**Rs. 4,45,245/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**9.24%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.43,75,377/-**
5	Cost Incurred on Additional /Extra Items as on **31-12-2025** not included in the	**NIL**

TABLE A (For Building No. 6)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building as on **31-12-2025** date of Registration is	**Rs. 48,10,357 /-**
2	Cost incurred as on **31-12-2025** (based on the Estimated cost)	**Rs. 4,44,297 /-**
3	Work done in Percentage (as Percentage of the estimated cost)	**9.24%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.43,66,060/-**
5	Cost Incurred on Additional /Extra Items as on **31-12-2025** not included in the	**NIL**

TABLE B (For the Project)

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 **31-12-2025** date of Registration is	**Rs. 56,15,438 /-**
2	Cost incurred as on **31-12-2025** (based on the Estimated cost).	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost).	**NIL**
4	Balance Cost to be Incurred (Based on Estimated Cost).	**Rs. 56,15,438 /-**
5	Cost Incurred on Additional /Extra Items as on **31-12-2025** not included in the Estimated Cost (Annexure A).	**NIL**

For SSCONS Consulting Structural Engineers

Mr. Rajkumar K. Bhonde
LIC No TMCB/R/2024/APL00325

Yours Faithfully,

Rajkumar K. Bhonde

(Regn. No. : TMCB/R/2024/APL/00325.)

Agreed and Accepted by:

Signature of Promoter

Name : **M/s. Seher Realty**

Date:- 31/12/2025.

For SEHER REALTY

Partners

Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
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 (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/estimation of cost etc.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations/qualifications. 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.		
2.		