D. K. PATEL'S

Tech-Line
CONSULTING ENGINEERS

208, CENTRUM IT PARK, BESIDES HOTEL SATKAR GRANDE, NEAR LBS ROAD, MULUND CHECKNAKA, WAGLE ESTATE, THANE (W)
Tel.: 022 25829388 • E-mail : techlineconsultants@gmail.com

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Lt. No. 55-12/SN-1140/2025
Date: 31.12.2025

To
M/S. AMBER ENTERPRISES
Add: 413, Zest Business Spaces,
M. G. Road, Ghatkopar (E) 400 077

Subject: Certificate of Cost Incurred for Development of **"AMBER ELEGANCE"** for Construction of Building of the Project [RERA Registration Number **P51700076905**] situated on the Plot bearing S. No. New 25, H. No. 3/1, (Old S. No. 91, H. No. 3(pt)) demarcated by its boundaries (latitude and longitude of the end points) 19.208092 to the North & 73.085518 to the East of Division Konkan situated at village Kanchangaon, Thakurli East, Tal. Kalyan, Dist. Thane, Maharashtra Pin code 421 201 admeasuring 1225 sq. mts. area being developed by **M/s. Amber Enterprises.**

Ref: RERA Registration Number **P51700076905**.

Sir,

I, **Mr. D. K. Patel Proprietor of M/s. Techline Consulting Engineers** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being **"AMBER ELEGANCE"** Building of the Project, situated on the plot bearing S. No. New 25, H. No. 3/1, (Old S. No. 91, H. No. 3(pt)) of Division Konkan village Kanchangaon, Thakurli East, Tal. Kalyan, Dist. Thane, Maharashtra PIN 421201 admeasuring 2910 sq. mts. area being developed by **M/s. Amber Enterprises.**

1. Following technical professionals are appointed by Owner I Promoter: -
   (i) **M/S. STHAPATYA NIRMAAN** as Architect;
   (ii) **M/S. TECH - LINE** as Structural Consultant
   (iii) **IN HOUSE STAFF OF DEVELOPERS** as MEP Consultant
   (iv) **SHRI. MAHEK PATEL** as Quantity Surveyor*

Dharmendra Patel
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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 for the entire work as calculated by **MR. MAHEK PATEL** 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 by us.

3. We estimate Total Estimated Cost of completion of the building~~(s)~~ of the aforesaid project under reference as **Rs. 26,00,00,000/-** (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)/Wings(s)/Layout/Plotted Development from the **KDMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date 31.12.2025 is calculated at **Rs. 12,06,35,000/-** (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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 13,93,65,000/-.**

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 sate of this certificate is as given in Table A & B below:

Dharmendra Patel
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TABLE A

Building called "AMBER ELEGANCE"

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **09.07.2024** date of Registration is **P51700076905**	**Rs. 25,00,00,000/-**
2	Cost incurred as on **31.12.2025** (based on the Estimated cost)	**Rs. 12,06,35,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**48.25%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 12,93,65,000/-**
5	Cost Incurred on Additional /Extra Items are included in the Estimated Cost (Table C)	**Rs. NIL/-**

TABLE B

Building called "AMBER ELEGANCE"

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **09.07.2024** date of Registration is **P51700027251**	**Rs. 1,00,00,000/-**
2	Cost incurred as on **31.12.2025** (based on the Estimated cost)	**Rs. NIL /-**
3	Work done in Percentage (as Percentage of the estimated cost)	**00.00%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 1,00,00,000/-**
5	Cost Incurred on Additional /Extra Items are included in the Estimated Cost (Table C)	**Rs. NIL/-**

Yours Faithfully

Dharmendra Patel

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MR. D. K. PATEL
CHARTERED ENGINEER LIC NO. M-146861-2.

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Agreed and Accepted by:

FOR AMBER ENTERPRISES

PARTNER

Signature of Promoter

Name: Ishwar S. Patel

Date: 07/01/2026

Note.

1) The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.

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 ai the place marked.

3) Balance Cost to be incurred may vary from Difference between total estimated Cost (1) and Actual cost incurred (2) due to deviation in quantity required / escalation of cost etc. as this is an estimated cost any deviation in quantity required for development of the Real Estate Project will result in amendment of cost incurred / to be incurred.

4) All components of work with specifications are indicative and not exhaustive.

5) Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Dharmendra Patel

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