SSCONS
Consulting structural engineers

FORM-2

ENGINEER'S CERTIFICATE

Date: 30-06-2026

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, Samrn 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. 18,76,99,469/-** (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. 3,91,20,318/-** (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. 14,85,79,151/-** (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 30-06-2026 date of Registration is 20/06/2024	Rs. 5,62,93,691 /-
2	Cost incurred as on 30-06-2026 (based on the Estimated cost)	Rs. 1,40,17,845 /-
3	Work done in Percentage (as Percentage of the estimated cost)	24.90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,22,75,846 /-
5	Cost Incurred on Additional / Extra Items as on 30-06-2026 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 30-06-2026 date of Registration is	Rs. 3,37,44,289 /-
2	Cost incurred as on 30-06-2026 (based on the Estimated cost)	Rs. 76,40,589 /-
3	Work done in Percentage (as Percentage of the estimated cost)	22.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,61,03,700/-
5	Cost Incurred on Additional /Extra Items as on 30-06-2026 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 30-06-2026 date of Registration is	Rs. 3,37,44,289 /-
2	Cost incurred as on 30-06-2026 (based on the Estimated cost)	Rs. 76,40,589 /-
3	Work done in Percentage (as Percentage of the estimated cost)	22.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,61,03,700/-
5	Cost Incurred on Additional /Extra Items as on 30-06-2026 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 30-06-2026 date of Registration is	Rs. 3,37,44,289 /-
2	Cost incurred as on 30-06-2026 (based on the Estimated cost)	Rs. 76,40,589 /-
3	Work done in Percentage (as Percentage of the estimated cost)	22.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,61,03,700/-
5	Cost Incurred on Additional /Extra Items as on 30-06-2026 not included in the	NIL

TABLE A (For Building No. 5)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 30-06-2026date of Registration is	Rs. 48,20,622 /-
2	Cost incurred as on 30-06-2026 (based on the Estimated cost)	Rs. 10,91,515/-
3	Work done in Percentage (as Percentage of the estimated cost)	22.64 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.37,29,107/-
5	Cost Incurred on Additional /Extra Items as on 30-06-2026 not included in the	NIL

TABLE A (For Building No. 6)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 30-06-2026date of Registration is	Rs. 48,10,357 /-
2	Cost incurred as on 30-06-2026 (based on the Estimated cost)	Rs. 10,89,191/-
3	Work done in Percentage (as Percentage of the estimated cost)	22.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.37,21,166/-
5	Cost Incurred on Additional /Extra Items as on 30-06-2026 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 30-06-2026	Rs. 56,15,438 /-
	date of Registration is	NIL
2	Cost incurred as on 30-06-2026 (based on the Estimated cost).	NIL
3	Work done in Percentage (as Percentage of the estimated cost).	Rs. 56,15,438 /-
4	Balance Cost to be Incurred (Based on Estimated Cost).	NIL
5	Cost Incurred on Additional /Extra Items as on 30-06-2026 not included in the Estimated Cost (Annexure A).	

Yours Faithfully,

For SSCONS Consulting Structural Engineers

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

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

Agreed and Accepted by:

Signature of Promoter

Name : M/s. Seher Realty

Date:-

For SEHER REALTY

Partners