N.D. Rathod & Associates

Civil Engineer (DCT)

A-2001, Benzer Tower, 90 Feet Road, Thakur Complex, Near IBPS, Borivali (East), Mumbai – 400066.

Email: rathodninin226@gmail.com

FORM-2

ENGINEER'S CERTIFICATE

Date: 10/07/2025

Quarterly Progress Report (QPR) Q1 of F.Y. 2025-26 (01-04-2025 to 30-06-2025)

To,

M/s. J. K. Associates

Thane- 401107

Subject: Certificate of Cost Incurred for Development of the Project : **Sheetal Dhara**
MahaRERA Registration No. - **P51700076937** being developed by **M/s. J. K. Associates**

Sir,

1 We have undertaken the assignment of certifying the Estimated Construction Cost for the Project - **Sheetal Dhara** MahaRERA Registration No. - **P51700076937** being developed by **M/s. J. K. Associates**

2 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 specifications mentioned in the agreement of sale. Our estimated cost calculations are based on the drawings and 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. Nitin Rathod Quantity Surveyor* appointed by Developer / Engineer, the assumption of the cost of material, labour and other inputs made by the developer and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3 We estimate the Total Estimated Cost of completion of the aforesaid project under reference at ₹ **29,89,00,000** (Total of Table A and B) at the time of Registration.
The estimated Total Cost of the project is with reference to the Civil, MEP and Allied works required for the completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Building from the Mira Bhayandar Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Total Cost Incurred till date is calculated at ₹ **21,36,13,867** (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 the apartments and proportionate completion of internal & external works of the said Project, as per specifications mentioned in the Agreement of Sale of the Project is estimated a ₹ **8,52,86,133** (Total of Table A and B).

TABLE - A

Building / Wing Name: **Wing A**

Sr.	Particulars	Amount
1	Total Estimated cost of the Building/Wing as on date of Registration	14,94,50,000
2	Cost Incurred as on date of this Certificate	6,49,11,117
3	Work done in Percentage (as percentage of Estimated Cost)	43.43%
4	Balance Cost to be Incurred (based on the Estimated Cost)	8,45,38,883
5	Cost Incurred on Additional /Extra Items (not included in Estimated Cost)	NIL

TABLE - A

Building / Wing Name: Wing B

Sr.	Particulars	Amount
1	Total Estimated cost of the Building/Wing as on date of Registration	14,19,77,500
2	Cost incurred as on date of this Certificate	14,19,77,500
3	Work done in Percentage (as percentage of Estimated Cost)	100.00%
4	Balance Cost to be Incurred (based on the Estimated Cost)	-
5	Cost Incurred on Additional /Extra Items (not included in Estimated Cost)	NIL

TABLE - B

Common Area

Sr.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the Layout as on date of Registration	74,72,500
2	Cost incurred as on date of this Certificate	67,25,250
3	Work done in Percentage (as percentage of Estimated Cost)	90.00%
4	Balance Cost to be Incurred (based on the Estimated Cost)	7,47,250
5	Cost Incurred on Additional /Extra Items (not included in Estimated Cost)	NIL

Yours faithfully,

For N. D. RATHOD & ASSOCIATES

Proprietor
(Er. Nitin Rathod)

N. D. RATHOD & ASSOCIATES DCE & LICENSED PLUMBER MUMBAI

Name: Er. Nitin D. Rathod
Local Authority license No.: NA

Agreed and Accepted by:

For J. K. ASSOCIATES.

Partner

Signature of Promoter
Name: Mr. Kantilal Haria
Date: 10/07/2025

Note:

1 The scope of work is to complete the Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in the 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 al 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 / 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 the cost incurred / to be incurred.

4 The 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.

Table C

List of Extra/Additional/ Deleted Items considered in Cost
(which are not part of the original Estimate of Total Cost)

Sr.	List of Extra / Additional / Deleted Items	Amount (Rs.)
1	NIL	NIL