JOSHI DESHAWARE
&
ASSOCIATES
ARCHITECTS • PLANNERS

ARCHITECT'S CERTIFICATE

(FORM 1)

Date: 30/09/2024

To,
M/S Sunita Enterprises,
Gr. Floor, Yashwant Apt.,
Manisha Nagar,
Kalva, Thane- 400605

Subject: - Certificate of Percentage of Completion of Construction Work of the **"Shree Maruti Heights (Wing C1 & C2)"** Project (P51700077011), being developed by M/S. Sunita Enterprises.

Sir,

We JOSHI DESHAWARE AND ASSOCIATES have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the "Shree Maruti Heights (Wing C1 & C2)" Project (P51700077011), being developed by SUNITA ENTERPRISES.

Based on Site Inspection, with respect to each of the building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for building of the Real Estate Project as registered vide Number(P51700077011) under Maha RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

JOSHI DESHAWARE & ASSOCIATES THANE ARCHITECTS

JOSHI DESHAWARE & ASSOCIATES
ARCHITECTS • PLANNERS

TABLE-A		
Building 'C1 & C2'		
Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100%
2	1 Number of Plinth	100%
3	0 number of Podiums	0.00%
4	One Stilt Floor	100%
5	38 numbers of Slabs of Super Structure	39%
6	Internal walls, Internal Plaster, Flooring within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	0.00%
7	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat / Premises	0.00%
8	Staircase, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.00%
9	The external plumbing and external plaster, elevation, completion of terraces with Waterproofing of the Building/Wing.	0.00%
10	Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFO NOC, Electrical fittings to Common Areas, electro - mechanical equipment, Compliance to conditions of environment / CRZ NOC, 25% Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building / Wing, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate	0.00%

P.T.O

JOSHI DESHAWARE & ASSOCIATES THANE ARCHITECTS

A-2/3, A-Wing, 8th Floor, Ashar IT Park, Near Agriculture Office, 16Z Road, Wagle Estate, Thane (w) - 400 604.

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Form – 2

[See Regulation 3]

Engineer's Certificate

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Account – Project Wise)

ASC/2334/L110/09/2024 Date: 30/09/2024

To,

M/s Sunita Enterprises,
Ground Floor, Yashwant Apartment,
Old Mumbai Pune Road,
Kalwa, Thane – 400605.

SUBJECT: Certificate of Cost incurred for Development of **"SHREE MARUTI HEIGHTS"** MahaRERA Registration Number- (P51700077011) on the plot bearing C.T. S. No. 195A/3A, 195A/3B, at village Parsik, Dist. Thane (W) being developed by **M/s Sunita Enterprises.**

Sir,

I Mr. Vikas V. Gokhale partner of Associated Structural Engineers LLP have undertaken assignment of certifying Estimated cost for **"SHREE MARUTI HEIGHTS"** MahaRERA Registration Number- (P51700077011) on the plot bearing C.T. S. No. 195A/3A, 195A/3B, at village Parsik, Dist. Thane (W) being developed by **M/s Sunita Enterprises.**

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 required for the entire work as calculated by _____ 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 Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 83,97,31,653/-** (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 of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings/ Wings/Layout/Plotted Development from the **Thane Municipal Corporation** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred to date is calculated at **Rs.12,18,58,733/-** (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 required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 71,78,72,920/-** (Total of Table A and B).

6. I certify that the cost of the Civil, MEP and allied works for the apartments and proportionate 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 and B below:

TABLE A

Building called "**SHREE MARUTI HEIGHTS**"

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the buildings/wings as on date of Registration is____	Rs. 78,11,45,724/-
2.	Cost incurred as on the date of the certificate. (Based on Estimated Cost)	Rs. 12,18,58,733/-
3.	Work done in Percentage. (as Percentage of the estimated cost)	15.60%
4.	Balance Cost to be Incurred as on the date of the certificate.(Based on Estimated Cost)	Rs. 65,92,86,991/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NIL

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TABLE B

Internal & External Development works in respect of the Registered Phase

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the internal and external Development Works including amenities and facilities in the layout as on date of Registration is_____	Rs. 5,85,85,929/-
2.	Cost incurred as on the date of the certificate. (Based on Estimated Cost)	Rs. NIL
3.	Work done in Percentage. (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred as on the date of certificate. (Based on Estimated Cost)	Rs. 5,85,85,929/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NIL

Yours faithfully,

VIKAS VINAYAK GOKHALE

Digitally signed by: VIKAS VINAYAK GOKHALE
DN: CN = VIKAS VINAYAK GOKHALE C = IN O = Personal
Date: 2024.11.26 11:05:32 +05'30'

Mr. Vikas V. Gokhale.
Registration No. STATE/R/2022/APL/04311
Partner

Agreed and Accepted by:

Signature of Promoter

Name:
Date:

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 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/ 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.

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
1.	----------	**Rs.0.00**
2.	----------	**Rs.0.00**

TABLE –B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/ No)	Percentage of work done	Details
1	Internal Roads &Footpaths	No	0.00%	N/A
2	Water Supply	Yes	0.00%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0.00%	0.00%
4	Storm Water Drains	Yes	0.00%	
5	Landscaping & Tree Planting	Yes	0.00%	
6	Street Lighting	Yes	0.00%	
7	Community Buildings	No	0.00%	N/A
8	Treatment and disposal of sewage and sullage water	No	0.00%	
9	Solid Waste management & Disposal	No	0.00%	
10	Water conservation, Rain water harvesting	No	0.00%	
11	Energy management	No	0.00%	
12	Fire protection and fire safety requirements	Yes	0.00%	As per CFO NOC
13	Electrical meter room, Sub-station, receiving station	Yes	0.00%	
14	Solar Panels	No	0.00%	As per TMC require ments

Yours Faithfully,

JOSHI DESHAWARE & ASSOCIATES THANE ARCHITECTS

MR. Ar. Bhushan Ashok Joshi
M/s JOSHI DESHAWARE ASSOCIATE
CA/2010/49068.

Agreed and Accepted By:

SUNITA ENTERPRISES KALWA

Signature of Promoter
M/S. Sunita Enterprises