ATESH PRALHAD JADHAV
Bachelor of Engineering

**503, B wing, Shiv Siddhi Apartment,
Opp. Tharwani Solitiare, Kalyan
Murbad Road, Post Varap, Kalyan,
Thane, Maharashtra - 421301**

Form – 2 [See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 31.12.2024

To,
KGI REALTY PRIVATE LIMITED
(Through its Director Sonu Anil Hotchandani)
Project Name : KOHINOOR EDEN PLOT B – B5
MahaRERA Registration Number : P51700077032
Mezzanine Floor, Sagarika Apt,
Near Ghee Dry Fruits, Opp Regency Hotel,
Chopda Court, Ulhasnagar – 421003

Subject : Certificate of Cost incurred for Development of KOHINOOR EDEN PLOT B – B5 (MahaRERA Registration Number P51700077032) being developed by KGI REALTY PRIVATE LIMITED (Through its Director Sonu Anil Hotchandani)

Sir,

1. I/We **Atesh Prahlad Jadhav** have undertaken assignment of certifying Estimated cost for **KOHINOOR EDEN PLOT B – B5** having MahaRERA Registration Number **P51700077032** being developed by KGI REALTY PRIVATE LIMTED (Through its Director Sonu Anil Hotchandani).

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 Shri Atesh Pralhad Jadhav 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 32,81,51,468/-** (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 Directorate of Town Planning and Valuation, Thane being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. **19,25,155 /-** (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. 32,62,26,313/-** (Total of Table A and B)

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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

PLOT B BUILDING 5

(to be prepared separately for each Building / Wing / Layout / Plotted Development of the Real Estate Project

Sr No	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the buildings/wing/layout/plotted development as on 31/12/2024 (date of Registration is 16/07/2024)	29,16,90,194
2.	Cost incurred as on date of certificate 31/12/2024	19,25,155
3.	Work done in Percentage (as Percentage of the estimated cost)	0.66%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	28,97,65,039
5.	Cost Incurred on Additional /Extra Items as on 31/12/2024 not Included in the Estimated Cost (Table - C)	

Table B

PLOT B BUILDING 5

Internal & External Development works in Respect of Registered Phase

Sr No	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the internal and external Development Works including amenities and facilities in the layout as on 31/12/2024 (Date of Registration is 16/07/2024)	3,64,61,274
2.	Cost incurred as on 31/12/2024 (based on the Estimated Cost)	-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	3,64,61,274
5.	Cost Incurred on Additional /Extra Items as on 31/12/2024 not Included in the Estimated Cost (Table - C)	-

Yours faithfully,

Agreed and Accepted by
For KGI REALTY PRIVATE LIMITED

Sonu Anil Hotchandani
Director

ATESH PRALHAD JADHAV
PAN No. AXOPJ0318F
(Degree No 0149252)
Mumbai University
Place : Kalyan
Date : 31.12.2024

(Not less than Bachelor's Degree Holder or equivalent as per section 2(u) of the Act)

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***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.
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.

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 Rs.
1.		
2.		