Chetan J. Trivedi
B.E. Civil, M.Tech-structures (COEP)
Chartered Engineer, AMIE, AMISSE

Kaustubh R . Shingte
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Chartered Engineer, AMIE, AMISSE

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FORM-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Building/Wing wise)

Date: 22 November 2025

To,
Shri. Vilas Anand Patil &
Smt. Hemlata Vilas Patil
SHAHBAZ – BELAPUR, NAVI MUMBAI

Subject : Certificate of Cost incurred for development of SUNCITY PRIDE building, for construction work (Maha RERA Registration Number) situated on the C.T.S. NO. - 161, SHAHBAZ – BELAPUR, TAL. THANE, DIST.-THANE, KILLE GAOTHAN, N. M Being developed by M/S. SUNCITY PRIDE.

Ref. Maha RERA Registration Number P51700077303

Sir,

1. I, **Kaustubh Shingte for Descon Engineers** have undertaken assignment of certifying Estimated Cost for **M/S. SUNCITY PRIDE** having Maha RERA Registration Number P51700077303 (Only Applicable after project Registration) being developed **M/S. SUNCITY PRIDE.**

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external work of the project as per specification 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 Descon Engineers, **Quantity** Surveyor appointed by Developer / Engineer. The assumption of 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 to us.

DESCON ENGINEERS

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S-04D, HAWARE CENTURION MALL, Nr. SEAWOODS,
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3. We estimate Total Estimated Cost of completion of the **M/S. SUNCITY PRIDE building** of the aforesaid project under reference as Rs. 2,70,00,000/- (Total of Table A & B). The estimated total cost of project is with reference to the Civil, MEP & allied works required to be completed for the purpose of obtaining Occupation Certificate/ Completion Certificate for the building(s) from The Town Planning Officer, Bldg. Permission Dept, Raigad Bhavan, C.B.D. Belapur, Navi Mumbai, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost Incurred till date is calculated at Rs. 1,49,50,000 /- (Total of Table A & 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 civil, MEP & Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from The Town Planning Officer, Bldg. Permission Dept, Raigad Bhavan, C.B.D. Belapur, Navi Mumbai,, is estimated at Rs. 1,20,50,000/- (Total of Table A & B).

6. I certify that the cost of the Civil, MEP & Allied work for the aforesaid Project as completed on the date of this certificate is as given in Table- A and Table - B below

TABLE A
M/S. SUNCITY PRIDE building Project.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 2,30,00,000/-
2	Cost incurred as on **22 November 2025** (based on the Estimated cost)	Rs. 1,49,50,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	65 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 80,50,000/-
5	Cost Incurred on Additional /Extra Items as on **22 November 2025** not included in the Estimated Cost (Annexure A)	Nil

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TABLE B.

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	40,00,000 /-
2	Cost incurred as on **22 November 2025** (based on the Estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	40,00,000/-
5	Cost Incurred on Additional /Extra Items as on **22 November 2025** not included in the Estimated Cost (Annexure A)	Nil

Your's Faithfully,
For, **Descon Engineers,**

DESCON ENGINEERS

Mr .Kaustubh Shingte.
M.Tech. Structures (COEP),
License No. :-NMMC/TPO/SE325

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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 at the place marked
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 (l) 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 thc Real Estate Project will result in amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative and non-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 parts of the original Estimate of Total Cost)

Sr. No	List of Extra/Additional / Deleted items	Amount (lnRs)
1		
2		
3		

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