Ajay Pandurang Gade
Room No. 114, 1st Floor, Hanuman Society, B.M.C Colony, A.K. Vaidya Marg,
Santosh Nagar, Goregaon East, Mumbai – 400 065

FORM-2
ENGINEER'S CERTIFICATE

To,
The Partners/Director / Promoters,
M/s. Shree Siddhivinayak Classic Construction Pvt. Ltd.
Plot- No.273, Next to Agmark Laboratory,
108, Ruparel IRIS,
Senapati Bapat Marg,
Matunga (W),
Mumbai – 400 016

Subject: Certificate of Cost Incurred for Development of the Proposed Project "Ruparel Pride" being developed by M/s. Shree Siddhivinayak Classic Construction Pvt. Ltd.

Sir,

1) I, **Ajay Gade** have undertaken assignment of certifying Estimated Cost for "**Ruparel Pride"** being developed by **M/s. Shree Siddhivinayak Classic Construction Pvt. Ltd.**
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 Devendra Mishra** quantity Surveyor* appointed by Developer/Engineer, the assumption of the 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
3) We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference at **Rs. 40,48,74,890/-**. 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, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building(s) / Wing(s) / Layout / Plotted Development from the **MHADA (Maharashtra Housing and Area Development Authority)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4) The Estimated Cost Incurred till date is calculated at **Rs. 30,34,46,025/-.** 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, as per

specifications mentioned in agreement of sale, of the Building(s) of the Project is estimated at **Rs. 10,14,28,865/-**

6) I certify that the Cost of the Civil, MEP and allied work 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 "Ruparel Pride"

(Plot bearing CTS No. 6 (pt.), C.S. No. 229 & 267, of Village - Kurla, Nehru Nagar, Mumbai - 400 024)

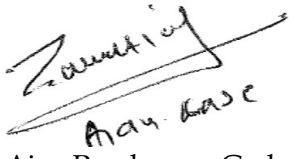
S.No	Particular	Amounts
1	Total Estimated cost of building/wing as on 31.12.2024 is	**Rs. 40,48,74,890/-**
2	Cost incurred as on 31.12.2024 (based on the Estimated cost)	**Rs. 30,34,46,025/-**
3	Work done is Percentage (as Percentage of the estimated cost)	**75%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 10,14,28,865/-**
5	Cost Incurred on Additional /Extra Items as on 31.12.2024 not included in the Estimated Cost (Table C)	**Rs. 0/-**

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

S.No	Particular	Amounts
1	Total Estimated cost of the Internal & External Development Works Including amenities and Facilities in the Layout as on 31.12.2024 is	**Rs. 0/-**
2	Cost incurred as on 31.12.2024 (based on the Estimated cost)	**Rs. 0/-**
3	Work done is Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 0/-**
5	Cost Incurred on Additional /Extra Items as on 31.12.2024 not included in the Estimated Cost (Table C)	**Rs. 0/-**

Yours Faithfully



Ajay Pandurang Gade

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)

S. No	List of Extra/Additional/Deleted Items	Amounts (In Rs.)
1	Land cost, FSI & Premiums	Rs. 0/-
2	Finance Cost	Rs. 0/-
3	Temporary Accommodations	Rs. 0/-
4	Other Overheads	Rs. 0/-
	Total…	**Rs. 0/-**

Agreed & Accepted by:
M/s. SHREE SIDHIVINAYAK CLASSIC CONSTRUCTION PVT. LTD.



Authorised Signatory
Name: Mr. Amit Ruparel
Date: 14th January, 2025