

**Alpesh M. Gandhi**  
**License Surveyor & Engineer**  
7<sup>th</sup> Floor, Solitaire Corporate Park, Andheri-Ghatkopar Link road,  
Chakala, Andheri (East), Mumbai-400093.

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**FORM-2**

[See Regulation 3]

**ENGINEER'S CERTIFICATE**

To  
Newone Constructions Private Limited,  
S-14, 7<sup>th</sup> floor, Solitaire Corporate Park,  
Andheri-Ghatkopar Link Road,  
Chakala, Andheri East, Mumbai – 400 093

**Subject:** Certificate of Cost Incurred for development of Project-  
“**Satellite Elegance**” having MahaRERA Registration  
Number **P51800021913** being developed by Newone  
Constructions Private Limited.

**Ref:** Q.E Sep 30, 2024.

Sir,

I, Alpesh Gandhi, have undertaken assignment of certifying  
Estimated Cost for the Project “ **Satellite Elegance**” having  
MahaRERA Registration Number **P51800021913** being  
developed by Newone Constructions Private Limited.

2. We have estimated the cost of Civil, MEP and Allied works  
required for completion of the apartment and proportionate  
completion of Internal & External work 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 and  
Consultants. The Schedule of items and quantity required for the  
entire work as calculated by **Mr. Wasim Ghor**i (Quantity  
Surveyor) appointed by Developer/Engineer, the assumption of

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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 estimated Cost of completion of the aforesaid project under reference at ₹.157,63,31,239/-. The estimated Total Cost of 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 agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated ₹ 96,81,57,281 /-. The amount of Estimated Cost Incurred is calculated on the basis of inputs 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 internals & external works, as per specifications mentioned in agreement for sale, of the project is estimated at  
₹. 60,81,73,958/-.
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internals & external works, as per specifications mentioned in agreement for sale, of the aforesaid Project as completed on the date of this certificate is as given in

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**Table A below:**

| Sr. No | Particulars                                                                     | Amount (In ₹.) |
|--------|---------------------------------------------------------------------------------|----------------|
| 1      | Total Estimated cost of the project as on 30/06/2024 is                         | 1,57,63,31,239 |
| 2      | Cost incurred as on 30/06/2024. (based on the Estimated cost)                   | 96,81,57,281   |
| 3      | Work done in Percentage. (as Percentage of the estimated cost)                  | 61.42%         |
| 4      | Balance Cost to be Incurred. (Based on Estimated Cost)                          | 60,81,73,958   |
| 5      | Cost incurred on additional items not included in the Estimated cost (Table- C) | NIL            |

**Table B below: Internal & External Work**

**(There is no separate external or internal work carried)**

| Sr. No | Particulars                                                                     | Amount (In ₹.) |
|--------|---------------------------------------------------------------------------------|----------------|
| 1      | Total Estimated cost of the project as on 30/06/2024 is                         | Rs. NIL        |
| 2      | Cost incurred as on 30/06/2024. (based on the Estimated cost)                   | Rs. NIL        |
| 3      | Work done in Percentage. (as Percentage of the estimated cost)                  | -              |
| 4      | Balance Cost to be Incurred. (Based on Estimated Cost)                          | Rs. NIL        |
| 5      | Cost incurred on additional items not included in the Estimated cost (Table- C) | NIL            |

Agreed and accepted by promoter  
**For Newone Constructions Pvt. Ltd.**



**Authorised Signatory**  
**Ankur Jain**

Yours Faithfully  
**ALPESH M GANDHI**  
  
(License No: - G/233/LS)

Date: Oct 07, 2024

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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 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.

**TABLE C**

**List of Extra/additional/deleted items considered in cost  
(Which was not part of the original estimate of total cost)**

| Sr. No | List of Extra/additional/deleted items | Amount (In ₹.) |
|--------|----------------------------------------|----------------|
| 1      |                                        | -----NIL-----  |