AMIR FIROZ KARIMI

FORM-2

[see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 24/08/2026

To,

Shreeji Properties

Plot No. 96, D'souza Cottage, Prabhat
Colony, R No. 7, Santacruz (East),
Bhd. Micheal Mansion,
Mumbai – 400055.

Subject: Certificate of cost incurred for Development of BKC crown / Ashtavinayak CHS for Construction of 1 Building (s)/3 Wing(s), to be registered under MahaRERA, situated on the Plot bearing CTS No. 82, 82/ 1 to 49 demarcated by its CTS No. 77 to the North, CTS No. 83 to the South and to the West Road to its to the East of Division Village Kurla Taluka Kurla District Mumbai – 400070, admeasuring 2215.2 Sq. Mts. area, being developed by M/s. Shreeji Properties.

Respected Sir,

I Mr. Amir Firoz Karimi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Number of Building / 3 Wings, proposed to be registered under MahaRERA, situated on the Plot bearing CTS No.82, 82/ 1 to 49 demarcated by its boundaries (latitude and longitude of the end points) CTS no 77 to the North CTS no 83 to the South and West, Road to the East to the of Village Kurla, Taluka Kurla, District Mumbai - 400070 admeasuring 2215.2 Sq. Mts. area, being developed by M/s. Shreeji Properties.

Following technical professionals are appointed by Owner / Promoter: -

i. Shri. Abdul Salam Dalvi as L. S. / Architect;
ii. Shri. Osama Maniar as Structural Consultant
iii. Shri. Samir Ansari as MEP Consultant

2. I have estimated the cost of the completion to obtain Occupation Certificate, of the Civil, MEP and Allied works, of the building of the project. Our estimated cost calculations are based on the Drawings / plans made available to us for the project under reference by the Developer and Consultants appointed by the Developer and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 61,00,00,000/-** i.e. **(Rupees Sixty-One Crore Only).** The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Competent Authority, under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 94,09,634/- (Rupees Ninety Four Lakh Nine Thousand Six Hundred Thirty Four Only)** The amount of Estimated Cost Incurred is calculated on the basis of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate from the competent authority is estimated at **Rs. 60,05,90,366/-**i.e. **(Rupees Sixty Crore Five Lakh Ninety Thousand Three Hundred Sixty Six Only)**

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

AMIR FIROZ KARIMI

TABLE - A

Wing A & B, Part C

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on (31 – 03 – 2021) is	Rs. 40,26,00,000/-
2	Cost incurred as on (31 – 03 – 2021) [based on the Estimated cost]	Rs. 56,45,780/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.40 %
4	Balance Cost to be Incurred (Based on Estimated Cost]	Rs. 39,69,54,220/-
5	Cost Incurred on Additional /Extra Items as on (31 – 03 – 2021) not included in the Estimated Cost (Annexure A)	NA

TABLE – A - 2

Wing - C

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on (31 – 03 – 2021) is	Rs. 20,74,00,000/-
2	Cost incurred as on (31 – 03 – 2021) [based on the Estimated cost]	Rs. 37,63,854 /-
3	Work done in Percentage (as Percentage of the estimated cost)	1.81 %
4	Balance Cost to be Incurred (Based on Estimated Cost]	Rs. 20,36,36,146 /-
5	Cost Incurred on Additional /Extra Items as on (31 – 03 – 2021) not included in the Estimated Cost (Annexure A)	NA

AMIR FIROZ KARIMI

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 (31 – 03 – 2021) is	Rs. NIL
2	Cost incurred as on (31 – 03 – 2021) (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost]	Rs. NIL
5	Cost Incurred on Additional /Extra Items as on (31 – 03 – 2021) not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,

Mr. Amir Firoz Karimi
B.E. (Civil), A.M.I.E.
Chartered Engineer
August 24, 2026

For SHREEJI PROPERTIES

Partner