1VAIJNATH NACHANKAR

CIVIL ENGINEER

104,RAVI,JANGID COMPLEX,

MIRA ROAD(EAST),DIST.THANE,PINCODE-40107.

FORM-2

See Regulation 31

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project Wise)

Date:31st March 2025

To,

Shivam Parivar Developers Pvt.Ltd,

1,Washigtion Plaza,Off.S.V.Road,

Goregaon (west0,

Mumbai-400104.

Subject: Certificate of Cost Incurred for Development of **pant Nagar Prbhat Co-oprative Housing Society Ltd; Building No.151,** having MahaRERA Registration Number : **P51800024145** being developed by **M/s.Shivam Parivar Developers Pvt.Ltd**.

Sir.

I Vaijnath Nachankar have undertaken assignment of certifying Estimated Cost for of **Pant Nagar Prabhat Co-oprative Housing Society Ltd; Building No.151**, having MahaRERA Registration Number **P51800024145** being developed by M/s. Shivam Parivar Developers 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 Quantity Surveyor **Vaijnath Nachanka**r appointed by Developer, 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 aforesaid project under reference at **₹ 27,48,00,535.00** (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, 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/being Plotted Development from the MHADA Planning Authority under whose jurisdiction the aforesaid project is being implemented..

4. The Estimated Cost Incurred till date is calculated **at ₹ 13,15,50,173.00** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated based on input materials /services used and unit cost of these items

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 / Completion Certificate from MHADA (planning Authority) is estimated at **₹ 14,32,50,362.00** Total of (Table A and B).

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:

Table A

Pant Nagar Prabhat Co-operative Housing Society Ltd; Building No.151

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 03.04.2021 date of Registration is	**₹ 26,31,00,346.00**
2	Cost incurred as of 31.03.2025 (based on the Estimated cost)	**₹ 13,15,50,173.00**
3	Work done in Percentage (as Percentage of the estimated cost)	**50%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**₹ 13,15,50,173.00**
5	Cost Incurred on Additional /Extra Items as on 31.03.2025 not included in the Estimated Cost (Annexure A)	Rs. Nil /-

Pant Nagar Prabhat Co-oprative Housing Society Ltd; Building No.151,

	TABLE B	
(to be prepared for the entire registered phase of the Real Estate Project)		
Sr. No	**Particulars**	**Amounts**
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16.08.2017 date of Registration is	**₹ 1,17,00,189.00**
2	Cost incurred as on 31.03.2025 (based on the Estimated cost)	₹ Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	**₹ 1,17,00,189.00**
5	Cost Incurred on Additional /Extra Items as on 30.06.2024 not included in the Estimated Cost (Annexure A)	**Rs. Nil**

Yours Faithfully

(Vaijnath Nachankar)

Signature of Engineer

Agreed and accepted by:

SHIVAM PARIVAR DEVELOPERS PVT. LTD. MUMBAI 400 104.

Shivam Parivar Developers Pvt.Ltd.

Name: **Shri.Ajit Bhosale (Director)**

Date: **14.07.2025**

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time to obtain Occupation Certificate /Completion Certificate.
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 must 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. The estimated cost includes all labour, material, equipment, and machinery required to carry out the entire work.
4. 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.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any divisions/qualifications Example. Any deviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional Items executed with Cost.

(Which were not part of the original Estimate of Total Cost)

Sr.no.	List of Extra / Additional Items executed with Cost	Amount (In Rs.)