AMAR SINGH

Mob: 8369911433

SINGH AMAR ARVIND BABITA

(Civil Engineer)

A/1503, Evershine Crown Near Raheja Circle Thakur Village Kandivali East Mumbai 400101

ENGINEER'S CERTIFICATE

Date: 11/10/2024

To
M/s. POONAM HOUSECON PVT LTD.
501,5TH FLOOR, SHAH TRADE CENTER,
RANI SATI MARG,
MALAD (E).

Subject: Certificate of Cost Incurred for development **of Composite Building no 1 wing A,B & C, (Type-A as per approval) & (Type-B as per approval) of the Project [New Registration Number] situated on the Plot bearing CTS No. 581A/3B/1/1 to 9 of Village-Malad, Taluka-Borivali, District Mumbai PIN 400 097, for Ekta CHS (Prop) demarcated its boundaries to the north 18.30Mtr wide Rani Sati Marg, to the south existing building (Gautam apartment) to the east existing slum structure to the west adjoining plot bearing 581A/3B/1(PT) admeasuring 3807.80 sq.mts. area being developed by M/s. POONAM HOUSECON PVT LTD.**

Ref: **MahaRERA Registration [P5180024202]**

Sir,

I **Mr. Amar Singh** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, of the 1 Building **Composite Building no 1 wing (A,B & C)**, (Type-A as per approval) & (Type-B as per approval) of the Project named **VAISHNO HEIGHTS** situated on the plot bearing **CTS No. 581A/3B/1/1 to 9 of village MALAD Taluka Borivali District Mumbai PIN 400 097 for Ekta CHS Prop demarcated its boundaries to the north 18.30Mtr wide rani sati marg to the south existing building (Gautam apartment) to the east existing slum structure to the west adjoining plot bearing 581A/3B/1(PT) admeasuring 3807.80 sq.mts. area being developed by M/s. POONAM HOUSECON PVT LTD .**

1. Following technical professionals are appointed by Owner / Promoter:

   (i) Shri Vishwas Satodia as Architect

   (ii) Shri. Haresh L Patel as Structural Consultant

AMAR SINGH MUMBAI

POONAM HOUSECON PVT. LTD. MUMBAI

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) 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 and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor* appointed by Developer/Engineer, 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. 88,24,91,329/-**(Total of Table A and B). 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 **SRA 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. **83,05,46,932/-** (Total of Table A and 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 the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **SRA MUMBAI** (planning Authority) is estimated at **Rs. 5,19,44,397/-** (Total of Table A &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

Composite building no 1 Wing A, B & C

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	**Rs.84,33,92,176/-**
2	Cost incurred as on 30.09.2024 (based on the Estimated cost)	Rs. 80,12,22,567 /-
3	Work done in Percentage (as Percentage of the estimated cost)	95 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.4,21,69,609/-**
5	Cost Incurred on Additional /Extra Items as on 30.09.2024 not included in the Estimated Cost (Annexure A)	Nil

AMAR SINGH MUMBAI

POONAM HOUSECON PVT. LTD. MUMBAI

TABLE B

Composite building no 1 Wing A , B & C

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	**Rs. 3,90,99,153/-**
2	Cost incurred as on 30.09.2024 (based on the Estimated Cost)	Rs. 2,93,24,365/-
3	Work done in Percentage (as Percentage of the estimated cost)	75 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 97,74,788/-**
5	Cost Incurred on Additional /Extra Items as on 30.09.2024 not included in the Estimated Cost (Annexure A)	Nil

Agreed & accepted by:

Signature of promoter
Name of the Promotor: Mr Manoj Singh
Date : 11/10/2024

Yours Faithfully,
For Amar Singh

Amar Singh B. E. (Civil)
Civil Engineer-1489901