CHIRAG H MAKANI

Civil Engineer

A – 602 , Pramji Nagar, Daulat Nagar Road NO . 10, Borivali (east), Mumbai – 400 066.

Annexure - B

ENGINEER'S CERTIFICATE

Date: 27 – 04 – 2026

To,

M/s. Shri Neelkanth Developers and Builders,

104, 1st Floor, Navkar Atlantis,

Road No. 03, Daulat Nagar,

Borivali (East), Mumbai – 400 066.

Subject: Certificate of Cost Incurred for Development of Proposed Joint Redevelopment of Society known as Kasturpark Mahavir CHSL on Plot No.18 and Society Known as Shimpoli Gurukripa CHSL on Plot No.19, Located at old FP No.324 and New FP No.275 of TPS III at Borivali Kasturpark Shimpoli road, Borivali (W), Mumbai-92. admeasuring 1334 Sq. mtr. area being developed by Shri Neelkanth Developers and Builders.

Sir,

1. I, Chirag H Makani have undertaken assignment of certifying Estimated Cost for Mahavir Krupa CHS Ltd. to be registered with MahaRERA, being developed by SHRI NEELKANTH DEVELOPERS AND BUILDERS.

2. I 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 Mr. MD SADDAM HUSSAIN Quantity Surveyor appointed by Developer

/ Engineer, the assumption of the cost of material, Labour and other inxputs 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 Rs. 15,00,00,000/- (Rupees Fifteen Crore Only) (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 / Plotted Development from the (name_of_planning_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.5,63,74,500 (Total of Table A and B). 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 Project is estimated at Rs. 9,36,25,500 (Total of Table A and B).

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:

Kasturpark Mahavir CHSL on Plot No.18 and Society Known as Shimpoli Gurukripa CHSL on Plot No.19, Located at old FP No.324 and New FP No.275 of TPS III at Borivali Kasturpark Shimpoli road, Borivali (W), Mumbai-92.

TABLE A

Building's Name: **"MAHAVIRKRUPA C.H.S.L**

Sr. No.	Particulars	Amounts
1	Total estimated cost of the building including amenities and facilities as on 31/03/2024 date of registration is	Rs 15,00,00,000/-
2	Cost incurred as on 31/03/2025 (based on the Estimated Cost)	Rs. 5,63,74,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	37.58%.
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs 9,36,25,500/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	---------

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 31/03/2024 date of Registration is	----------
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	----------
3	Work done in Percentage (as Percentage of the Estimated Cost)	----------
4	Balance Cost to be Incurred (Based on Estimated Cost)	----------
5	Cost Incurred on Additional/Extra Items as on 30/09/2023 not included in the Estimated Cost (Annexure A)	----------

Yours Faithfully,

CHIRAG HARESH MAKANI

CHIRAG H MAKANI

For Shri Neelkanth Developers & Builders

Partner