ANNEXURE B

FORM-2

[SeeRegulation 3]

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.: 19-04-2024

To.

Shubhjivan Builders Pvt. Ltd

301, Goyal Shopping Arcade,

S.V.Road, Borivli (West),

Mumbai.: 400092

Subject: Certificate of Cost Incurred for Development of SIANNA HEIGHTS having MAHARERA Registration Number (applied for) being developed by SHUBHJIVAN BUILDERS PVT.LTD on plot bearing CTS No. 913 A 914A, 915A, 917 of Village Eksar at i.C.Colony, Borivali West, Mumbai-400103demarcated by its boundaries towards North C.T.S No.625, towards South 13.40 Mtrs D.P.Road C.T.S No.916, towards west Saffron Building and towards East 9.15 mtrs Existing D.P.Road admeasuring total plot Area 2095.70 Sq. Mtrs area being developed by Shubhjivan Builders Pvt. Ltd

Sir.

1. I Kaiwant C Shah undertaken assignment of certifying Estimated Cost for SIANNA HEIGHTS havingMAHARERA Registration Number NOW APPLIED on plot bearing CTS No. 913 A 914A, 915A, 917 of Village Eksar at I.C.Colony, Borivali West, Mumbai-400103demarcated by its boundaries towards North C.T.S No.625, towards South 13.40 Mtrs D.P.Road C.T.S No.916, towards west Saffron Building and towards East 9.15 mtrs Existing D.P.Road admeasuring total plot Area 2095.70 Sq. Mtrs area being developed by promoters Shubhjivan Builders 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 calculated by me and the assumption ofthe cost of material, labor 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 SIANNA HEIGHTS project under reference situate, lying and being on plot bearing CTS No. 913A 914A, 915A, 917 of Village Eksar at I.C.Colony, Borivali West, Mumbai-400103 of the aforesaid project under reference as Rs.76.44 Crores. (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 buildingfrom the Municipal Corporation of Greater 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.50.49Crores **(Total of Table A and B).** The amount ofEstimated 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.25.95 Crores (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:

TABLE A

Building to be constructed on plot bearing CTS No. 913 A& B, 914/A & B,915/A& B ,917 of Village Eksar at I.C.Colony, Borivali West, Mumbai-400103.,Plotted Development bearing NumberCHE/WSII/3031/R/N/337(NEW) or called Sianna Heights

---

(To be prepared separately for each Building /Wing / Layout /Plotted Development of the Real Estate Project)

SR. NO.	PARTICULARS	AMOUNT (IN RS.)
1	Total Estimated Cost of theBuilding/Wing / Layout Plotted Development as on date of Registration is	76.44
2	Cost incurred as on date of certificate	50.49
3	Work done in Percentage (as Percentage of the estimated cost)	66.05
4	Balance Cost to be Incurred (Based on Estimated Cost)	25.95
5	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table —C)	

TABLE B

Internal & External Development Works in Respect of theRegistered Phase

SR. NO.	PARTICULARS	AMOUNT (IN RS.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	0
2.	Cost incurred as on date of certificate	0
3.	Work done in Percentage (as Percentage of the estimated cost)	0
4.	Balance Cost to be incurred (Based on Estimated Cost)	0
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —*C)*	

Yours Faithfully,

MANGESH DEORUKHAKAR

Digitally signed by MANGESH DEORUKHAKAR
Date: 2024.04.19 12:58:08 +05'30'

MANGESH DEORUKHAKAR
Local Authority license No. D/282/SS-I

Agreed and accepted by: SHUBHJIVAN BUILDERS PVT. LTD.
Signature of
Promoter Name:

Director

Date:

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 he mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required I 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. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE C

List of Extra/Additional/Deleted Items considered in cost
(which were not part of original Estimate of Total Cost)

SR.NO	LIST OF EXTRA/ADDITIONAL/DELETED ITEMS	AMOUNT (IN RS)
1	On site expenditure for Development of entire project excluding cost of construction as per Table A & B above, i.e. Salaries, Consultant's Fees, site Overheads, Development Works, Cost of Services (including Water, Electricity, Sewerage, Drainage, Layout Roads, etc. cost of Machineries including it's hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	
2	Acquisition cost of land or Development Rights, Lease Premium, Lease Rent, Interest Cost incurred or payable on land cost and legal cost ASR.	premises given against development right to owners
3	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction	