S. AYYANGAR ASSOCIATES

SITE SUPERVISOR LICENCE NO: 840007025

FORM-2

ENGINEER'S CERTIFICATE

Date: 07.01.2026

To
M/s. Ambit Builders & Developers
102/103, Grande Edifice, Akurli Road,
Kandivali East, Mumbai-400101.

Sub: Certificate of cost incurred for development/ Construction of project **"Ambit Vista"** comprising of composite buildings (Rehab and Sale) with Wings "A" To "D" of the entire phase (Maha RERA Registration Number **P51800052265**) situated on the Plot bearing CTS No. 2046,2048, of Village Vile parle (E), & CTS No. 5, of Village Bandra I Ward, and F.P. No. 138 & 139, Santacruz TPS-V, Tal. - Andheri, Mumbai with S.R.A Scheme under Regulation 33(11) of DCPR-2034 on non-slum plot bearing CTS. No. 2049 of Village- Vile Parle (E), Tal- Andheri F.P. No. 137, Santacruz TPS-V, Santacruz (E), Mumbai- 400055 demarcated by its boundaries Latitude - 19°05 '05.8 " Longitude - 72°50 '39.2 " Village Boundary to the North, Jawahar Lal Nehru Marg to the South, Western Express Highway to the East, Western Railway Tracks to the west of the village Vile Parle (East) at Taluka Andheri, District Mumbai Suburban, Mumbai – 400 055 on the land admeasuring 2540.13 sq. mts. being developed by M/s. Ambit Builders and Developers.

Ref: Maha RERA Registration Number: **P51800052265**

Sir,

I, Sachin Ayyangar , undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being sale composite buildings with Wings "A" To "D", of the entire Project, situated on the Plot bearing CTS No. 2046,2048, of Village Vile parle (E), & CTS No. 5, of Village Bandra I Ward, and F.P. No. 138 & 139, Santacruz TPS-V, Tal. - Andheri, Mumbai with S.R.A Scheme under Regulation 33(11) of DCPR-2034 on non-slum plot bearing CTS. No. 2049 of Village- Vile Parle (E), Tal- Andheri, F.P. No. 137, Santacruz TPS-V, Santacruz (E), Mumbai- 400055 demarcated by its boundaries Latitude - 19°05 '05.8 " Longitude - 72°50 '39.2 " Village Boundary to the North, Jawahar Lal Nehru Marg to the South, Western Express Highway to the East, Western Railway Tracks to the west of the village Vile Parle (East) at Taluka Andheri, District Mumbai Suburban, Mumbai – 400 055 on the land admeasuring 2540.13 sq. mts. being developed by M/s. Ambit Builders and Developers.

SACHIN AYYANGAR S6-II 840007025

B4/607, Qureshi Compound, Veera Desai Road, Near Evershine Classic Building, Beharam Baug, Mumbai 400 [illegible]

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

   (i) M/s. Skyline Inframart Consultant LLP.

   (ii) M/s. Samishthi Techno Services Consultants LLP (Mr. Nandkumar Patil) as Structural Consultant.

   (iii) M/s. Samishthi Techno Services Consultants LLP (Mr. Nandkumar Patil) as MEP Consultant.

   (iv) S. Ayyangar Associates as Site Supervisor.

   (v) S. Ayyangar Associates as Quantity Surveyor.

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 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 **us /** 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 of the aforesaid project under reference as Rs. **62,29,69,158**/- (Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil MEP and allied worked required to be completed for the purpose of Obtaining Occupation Certificate/ Completion Certificate for the building from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated Cost Incurred till date is calculated at **Rs. 40,72,65,137/-** (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 planning Authority is estimated at **Rs. 21,57,04,021/-** (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:

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TABLE A
Composite Sale Building - Wing 'A' to 'D'

(Amount in Rs.)

Sr. No.	Particulars	Wing A to D
1	Total Estimated Cost of the building / wing as on date of Registration is	59,18,20,700/-
2	Cost incurred as on 31.12.2025 (Based on the Estimated Cost)	38,69,01,880/-
3	Work done in Percentage (as percentage of the estimated cost)	65.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	20,49,18,820/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	NIL

TABLE B
Composite Sale Building - Wing 'A' to 'D'

(Amount in Rs.)

Sr. No.	Particulars	Wing A to D
1	Total Estimated Cost of theInternal and External Development Works including amenities and Facilities in the layout as on date of Registration is	3,11,48,458/-
2	Cost incurred as on 31.12.2025 is (Based on the Estimated Cost)	2,03,63,257/-
3	Work done in Percentage (As percentage of the estimated cost)	65.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,07,85,201/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	NIL

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Note: -

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as 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 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 be mentioned at the place marked (*).

3. The estimated cost includes all labor, material, equipment and machinery required to carry out 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.

Yours faithfully

MR. SACHIN AYYANGAR

License No. SS- 840007025

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