ADITYA D MEHTA (B.E.CIVIL)
LICENCE PLUMBER AND LICENCE SITE SUPERVISOUR
B/20CHANDRIKA APPARTMENT SHANKAR LANE KANDIVALI (WEST) MUMBAI-400067

ANNEXURE-B
FORM-2
[see Regulation 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: - 31.12.2025

To
M/s. Desai Residency Pvt. Ltd.
A-601, Naman Midtown,
Senapati Bapat Marg,
Prabhadevi (West),
Mumbai – 400 013.

Subject: Certificate of Cost Incurred for Development of "Vidyalankar CHSL" for Construction of 1 No. of Building situated on the plot bearing FP no 130/A of TPS II of Village Vile Parle, Ram Mandir Road (Malviya Road) demarcated by its boundaries (latitude and longitude of the end points) 19°09'89.1" N, 72°84'68.9"E. North by Vallabh Niwas, to the South by Salva Niwas, to the East by 10.00 Mts. wide Ram Mandir Road., to the West by Shree Shail of Village Vile Parle, Vile Parle (East), Mumbai, PIN- 400 057,admeasuring 728.82 sq.mts. area being developed by 'M/s. Desai Residency Pvt. Ltd'.

Sir,

I Aditya D Mehta have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 01 Building situated on the plot bearing FP no 130/A of TPS II of Village Vile Parle, Ram Mandir Road (Malviya Road), Vile Parle (East), Mumbai – 400057 admeasuring 728.82 sq.mts. area being developed by 'M/s. Desai Residency Pvt. Ltd'.

1. Following technical professionals are appointed by Promoter: -

(i) M/s. H. M. Jhaveri & Sons as Architect;
(ii) M/s. Associated Structural Consultants LLP as Structural Consultant
(iii) Shri. Sunil Yadav as Quantity Surveyor *

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Aditya D. Mehta
(Licence Site Supervisor)
(Licence No.M/489/SS-I[st])

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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 agreements 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 Shri. Sunil Yadav as quantity Surveyor* appointed by Developer, and 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 have estimate Total Estimated the Cost of completion of the aforesaid project under reference at Rs. **8,83,66,112/- (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 agreements of sale and for the purpose of the obtaining occupation certificate / completion certificate for the building(s) 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.7,07,11,010/- (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 specification mentioned in agreement for sale, of the project is estimated at Rs. **1,76,55,102/- (Total of Table A and B).**

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internal & external works

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as per specification mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate given in Table A and B below:

TABLE A

Building /Wing bearing Number___ or called Vidyalankar CHSL

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/ wing/ layout/ Plotted Development as on 30.04.2023 date of Registration is	Rs.8,65,04,565.60 /-
2	Cost incurred as on 31.12.25 (Based on the Estimated cost)	Rs.7,07,11,010/-
3	Work done in Percentage (As Percentage of the estimated cost)	**81.74 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,57,93,555.60/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2025 not included in the Estimated Cost (Table C)	Rs. 0.00 /-

TABLE B

(Internal & External Development Works in respect of the 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 30.04.2023 date of Registration is	Rs. 18,61,546.40/-
2	Cost incurred as on 31.12.2025 (Based on the Estimated cost)	Rs.0.00 /-
3	Work done in Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,61,546.40/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2025 not included in the Estimated Cost (Table C)	Rs. 0.00 /-

Yours Faithfully

Aditya D Mehta
(License NoM/489/SS-Ist)

Aditya D. Mehta
(Licence Site Supervisor)
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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 labour, 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.

Table C

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

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