DAYANAND SALUNKE

A-701, PRANAY LEELA CHS, PIRAMAL NAGAR, S. V. ROAD, GOREGAON WEST, MUMBAI, 400104
MAHARASHTRA.

ENGINEER'S CERTIFICATE

31 Dec' 2024

To,
Integrated Spaces Limited,
903 & 904, 9th Floor, Krushal Commercial Tower
GM Road, above Westside,
Chembur (West), Mumbai-400089
Maharashtra, India.

Subject : Certificate of Percentage of Completion of Construction Work of one Building, comprising of 2 Wings i.e. A and B of the Project named "Integrated Kavya" [MahaRERA Registration Number P51800052486] situated on the Plot bearing C.T.S. No. 638/1 of village Ambivali, at J.P. Road, Andheri (West), Mumbai K/W Ward District Mumbai, State Maharashtra PIN 400058, admeasuring 3078.00 sq.mts. area being developed by Integrated Spaces Limited.

Ref : MahaRERA Registration Number- P51800052486 for Integrated Kavya Project.

Sir,

I, Dayanand Salunke have undertaken assignment of certifying Estimated Cost of Construction Work of one Building, comprising of 2 Wings i.e. A and B of the Project named 'Integrated Kavya', situated on plot bearing C.T.S. No. 638/1 of village Ambivali, at J.P. Road, Andheri (West), Mumbai K/W Ward District Mumbai, State Maharashtra PIN 400058 admeasuring 3078.00 sq.mts. area being developed by Integrated Spaces Limited.

1. Following technical professionals are appointed by Owner / Promoter: –
   a. Shri Yomesh N. Rao of M/s. YMS Consultants Limited as the Licensed Surveyor.
   b. Shri Bhushan N. Shanghvi as the Structural Consultant.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the one 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 Shri Prashant Patere, office engineer 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.

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3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 26.53 crores** (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 from the Building Proposal, 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. 6.40 crores** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from the Building Proposal, Municipal Corporation of Greater Mumbai (Planning Authority) is estimated at **Rs. 20.13 crores** (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:

TABLE-A
For the Wing A of the Building called 'Integrated Kavya'

Sr. No. (1)	Tasks /Activity (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 30.07.2023 date of Registration is	Rs. 12.94 Crores
2	Cost incurred as on 31.12.24 (based on the Estimated cost)	Rs. 3.121 Crores
3	Work done in Percentage (as Percentage of the estimated cost)	24.12 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9.817 Crores
5	Cost Incurred on Additional /Extra Items as on 31.12.24 not included in the Estimated Cost (Annexure A)	Rs. 0

TABLE-A
For the Wing B of the Building called 'Integrated Kavya'

Sr. No. (1)	Tasks /Activity (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 30.07.2023 date of Registration is	Rs. 12.70 Crores
2	Cost incurred as on 31.12.24 (based on the Estimated cost)	Rs. 3.064 Crores
3	Work done in Percentage (as Percentage of the estimated cost)	24.12 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9.637 Crores
5	Cost Incurred on Additional /Extra Items as on 31.12.24 not included in the Estimated Cost (Annexure A)	Rs. 0

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TABLE-B

Internal and External Development Works in respect of the entire Registered Phase

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.07.23 date of Registration is	Rs. 0.89 Crores
2	Cost incurred as on 31.12.24 (based on the Estimated cost)	Rs. 0.215 Crores
3	Work done in Percentage (as Percentage of the estimated cost)	24.12 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.675 Crores
5	Cost Incurred on Additional /Extra Items as on 31.12.24 not included in the Estimated Cost (Annexure A)	Rs. 0

Yours faithfully,

DAYANAND SALUNKE
License No – S/813/SS-I

INTEGRATED SPACES LIMITED MUMBAI

Agreed and Approved by

Signature of Promoter

* 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.