PINNACLE PROJECT MANAGEMENT SERVICES

* REDEFINING QUALITY *

ASGARI GINWALA - Mob. +91 9029627869 / asgarginwala@gmail.com

HUSSAIN GINWALA - Mob. +91 9757076095 / hussainginwala@yahoo.com

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal of Money from Designated Account- Project wise)

Date: 21st July 2025

To
SHRI TARUNBHAI R DAVE PROPRIETOR OF OM CONSTRUCTIONS.
G-1, Ground floor, Hardik CHSL,
Link Road, Kandarpada,
Dahisar (West), Mumbai - 400 068

Subject: **Certificate of Estimated Cost Incurred for Construction of Building Registered under Maha RERA of building known as MARUTI RESIDENCY for Construction of building , situated on the Plot bearing CTS No. 540/C, 541/D and 544 demarcated by its boundaries (Latitude 19d-07'-12.52" N Longitude 72d-50'-58.60" E, Latitude 19d-15'-12.83"N Longitude 72d-50'-58.60"N, Latitude 19d-15'-12.94"N Longitude 72d-50'-58.92"E, Latitude 19d-15'-11.98"N Longitude 72d-50'-58.94"E Latitude 19d-15' 11.80"N Longitude 72d-50'-58.99"E Latitude 19d-15'-12.02"N Longitude 72d-50'-59.03"E Latitude 19d-15'-12.04" N Longitude 72d-50'-59.23"E Latitude 19d-15'-12.14" NLongitude 72d-50'-59.63"E of the end points) of R/N, Ward Village Eksar,Borivali–(W), Taluka Borivali, District Mumbai Suburban, Holy Cross Road, Borivali (West),PIN 400 103 admeasuring 513.00 sq. mts. Area being developed by M/s. OM CONSTRUCTIONS.**

Ref: MahaRERA Registration : P51800052504

I Mr. Asgari Ginwala have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project to be registered under MahaRERA, of building known as Maruti Residency on Plot bearing Plot bearing CTS No. 540/C, 541/D and 544, at Holy Cross Road, Eksar, Borivali (West), Mumbai - 400 103.

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

(i) Mr. Divyesh Parekh Licensed Surveyor.
(ii) Mr. Rupesh Chaudhary of Unisteps Consultings Pvt Ltd. as Structural Consultants
(Iii) M/s. Somiya & Associates as MEP Consultants & Design Architects.
(iv) Shri Asgari Ginwala as Site Engineer.
(iv) Mr.Asgari Ginwala as Quantity Surveyor

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2 I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) 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 Suraj Yadav 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 me.

3 We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 89,375,000.00/-.

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(s) from MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date with piling work is calculated at Rs. 58,295,576.00/-. 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 MCGMs estimated at Rs. 52,913,622/=

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 & B below.

Flat No. 8, Kajal Apartments, 1st Hasnabad lane, Santacruz (W), Mumbai 400 054.

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

TABLE A

Sale Building

Sr No	Particulars	Amount (Rs.)
1	Total Estimated cost of the building as on 31st December 2024.	89,375,000.00
2	Cost incurred as on 30th June , 2025 (based on the Estimated cost)	56,945,576.00
3	Work done in Percentage (as Percentage of the estimated cost)	63.72
4	Balance Cost to be Incurred (Based on Estimated Cost)	32,429,424.00
5	Cost Incurred on Additional /Extra Items as on 30 th June 2025 not included in the Estimated Cost (Annexure B)	1350000.00
6	Total Cost Incurred till date including Extra Cost	58,295,576.00

TABLE B (FOR ENTIRE PROJECT)

Sr No	Particulars	Amount (Rs.)
1	Total Estimated cost of the building as on 31st December 2023.	89,375,000.00
2	Cost incurred as on 30 th June , 2025 (based on the Estimated cost)	56,945,576.00
3	Work done in Percentage (as Percentage of the estimated cost)	63.72
4	Balance Cost to be Incurred (Based on Estimated Cost)	32,429,424.00
5	Cost Incurred on Additional /Extra Items as on 30 th June 2025 not included in the Estimated Cost (Annexure B)	1,350,000.00
6	Total Cost Incurred till date including Extra Cost	58,295,576.00

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Note:
1. The Scope of the work is to complete the entire Real Estate Project as per the drawings approved
2. Quantity Surveying can be carried out by the Engineer appointed by the Developers Office or by
3. The total estimated cost includes cost of material, labour, tool, tackles and machinery required to
4. As the cost mentioned herein are based on the quantity survey carried out any deviation in
5. All component of work with specifications are indicative and not exhaustive

List of Extra/Additional items executed with cost

(Which are not the part of the Original Estimate of Total Cost)

Extra Items (Annexure A)

Sr No	Particulars	Amount (Rs.)
1	Cost of Extra items and Infra works	1,350,000.00

Yours Faithfully

ASGARI GINWALA