PARAS CONSULTANTS

CONSULTING ENGINEERS

K. H. SHAH
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Regn. No. STR S/33 S/197

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Ref. No. _____ Date :- _____

: 03/04/2025

ANNEXURE B
FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

To.
The The Garodia Nagar Mahavirdham CHS Limited,
CTS 195/47,Plot No 48-51,
Garodia Nagar, Ghatkopar East,
Mumbai-40077

Subject: Certificate of Cost Incurred for Development of Garodia Nagar Mahavirdham CHS Limited Plot No 48-512, bearing C.T.S. No. 195/47 at Village Ghatkopar at Garodia Nagar, Kirol, Kurla, Ghatkopar East, Mumbai Suburban Pin Code 400077 Tehsil: Kurla District: Mumbai Suburban 1839.20 Sq. Mts. having MAHARERA Registration Number P51800052562 being developed by Garodia Nagar Mahavirdham CHS Limited

Sir.

1. I/We Mr. K. H. Shah of M/s Paras Consultant have undertaken assignment of certifying Estimated Cost for Garodia Nagar Mahavirdham CHS Limited situated on the Plot No 48-512, bearing C.T.S. No. 195/47 at Village Ghatkopar at Garodia Nagar, Kirol, Kurla, Ghatkopar East, Mumbai Suburban Pin Code 400077 Tehsil: Kurla District: Mumbai Suburban 1839.20 Sq. Mts. Area having MAHARERA Registration Number P51800052562 being developed by Garodia Nagar Mahavirdham CHS Limited.

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_____Quantity Surveyor* appointed by Developer/Engineer, the assumption of the 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 aforesaid project under reference at **Rs. 25,99,00,000/-** (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 &

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external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) / Wing(s) / Layout / Plotted Development 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. 21,09,04,216/- (Total of Table A nd 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 specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 4,89,95,784/-**(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 1 (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 the Building/Wing / Layout Plotted Development as on date of Registration is	25,99,00,000/-
2	Cost incurred as on date of certificate 31.12.2024	21,09,04,216/-
3	Work done in Percentage (as Percentage of the estimated cost)	81.15%
4	Balance Cost to he Incurred (Based on Estimated Cost)	4,89,95,784/-
5	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table —C)	

TABLE B

Internal & External Development Works in Respect of the Registered 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	
2.	Cost incurred as on date of certificate	

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3.	Work done in Percentage (as Percentage of the estimated cost)	
4.	Balance Cost to be incurred (Based on Estimated Cost)	
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table – C)	

Agreed and accepted by

Yours Faithfully,
For Paras Consultant

PARAS CONSULTANTS MUMBAI

K. H. SHAH B.E.M.I.E.
CHARTERED ENGINEER
M - 19425

K H Shah

STR S/33

NOTE :

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.

1. (*) 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 (*).

2. (**) 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.

3. All components of work with specifications are indicative and not exhaustive.

4. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

GARODIA NAGAR MAHAVIRNAGAR CO-OP. HSG. SOC. LTD. Regd. No. BOM/HSG/ 1375

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		
2		