KISHOR K. VELANI

141/8, Patel Society, Vallabh Baug Lane, Ghatkopar (E), Mumbai - 400 077.

Annexure – B
FORM – 2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date : 30/06/2025

To,
Infinity Narayani Associates
43, Sunvilla, Yashodham,
Gen. A. K. Vaidya Marg,
Goregoan (E), Mumbai – 400063

Subject : Certificate of Cost Incurred for Development of Gateway Residences for Construction of 1 building 1 Wing of the 1st Phase (MahaRERA Registration Number P51800052907) situated on the Plot bearing C.T.S. No. 317, 317/1 to 5 demarcated by its boundaries Deepak Building to the North , Sheth Bhavanidas Benani Marg to the South, Shriniwas Bagarka Road to the East, Maitri Sadan to the West of Division Konkan, Village – Andheri Taluka, Andheri District Mumbai Suburban PIN 400093 admeasuring 638.80 sq. mts. area being developed by Infinity Narayani Associates.

.Ref : MahaRERA Registration Number P51800052907

Sir,

I Kishor K. Velani have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building 1 Wing of the 1st Phase situated on the Plot bearing C.T.S. No. 317, 317/1 to 5 demarcated by its boundaries Deepak Building to the North , Sheth Bhavanidas Benani Marg to the South, Shriniwas Bagarka Road to the East, Maitri Sadan to the West of Division Konkan, Village – Andheri Taluka, Andheri District Mumbai Suburban PIN 400093 admeasuring 638.80 sq. mts. area being developed by Infinity Narayani Associates.

Following technical professionals are appointed by Owner / Promoter: -
(i) Shri. P. G. Redekar, M/s. G. M. Arch Pvt. Ltd. as L.S. / Architect;
(ii) M/s Jay Shree Krishna as Structural Consultant;
(iii) Shri Kishor K Velani as Quantity Surveyor

1. I 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 Myself as 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.
2. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 12,71,25,029/-. 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 the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 7,82,82,437/-. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 MCGM (planning Authority) is estimated at Rs.4,88,42,592/- (Total of Table A and B).

KISHOR K. VELANI

141/8, Patel Society, Vallabh Baug Lane, Ghatkopar (E), Mumbai - 400 077.

5. 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

Building /Wing bearing Number 1 or called Narayani Bhavan

Sr. No (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building/wing as on 30/06/2025	Rs. 127125029/-
2.	Cost incurred as on 30/06/2025 (based on the Estimated cost)	Rs.78282437/-
3.	Work done in Percentage (as Percentage of the estimated cost)	62.39%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 48842592/-

TABLE B

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 30/06/2025 is	- Rs. 127125029/-
2.	Cost incurred as on 30/06/2025 (based on the Estimated cost).	- Rs.78282437/-
3.	Work done in Percentage (as Percentage of the estimated cost).	- 62.39%
4	Balance Cost to be Incurred (Based on Estimated Cost).	- Rs. 48842592/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2025 not included in the Estimated Cost (Annexure A).	-

Yours Faithfully,

Kishor K Velani
License No./Sup/Grade I:840004767

KISHOR K. VELANI
Lic. No./Sup/Grade I : 840004767