Dinal
Civil Engineer, Consultant, Licensed Plumber,
Licensed BMC 1st Grade Site Supervisor

KIRIT GOSALIA
Licensed Surveyor & Engineer

A/302, Mahavideh, Chandawarkar Road, Borivali (West), Mumbai - 400 092 Mobile 98208 04621 Email : kiritgosalia27@gmail.com

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: 3rd April, 2025

To,
The Director (Name & address of Promoter),
Kamla Homes & Lifestyles Pvt. Ltd.
101, Mayur Tower, Jn. of Chandavarkar
&Eksar Road, Borivali (W),
Mumbai – 400 092

Subject: **Certificate of Percentage of Completion of Construction Work of Kamla Borivali Lucky, of the Project [MahaRERA Registration Number – P51800053037] situated on plot bearing CTS No. 1509A of village Eksar Taluka Borivali, Borivali (W), Mumbai – 400 103 demarcated by its boundaries Shanti Niketan Bldg to the North, Devki Ashish Bldg to the South, Kalpana Chawla Road to the East, Road to the West, Savarkar Bldg, Borivali Taluka, Mumbai Suburban District Mumbai PIN 400 103 admeasuring 2178.80sq.mtrs. area being developed by [Kamla Homes & Lifestyles Pvt. Ltd].**

Sir,

1. I/ We Shri. Kirit C. Gosalia have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered having MahaRERA Registration Number- P51800053037, being Kamla Borivali Lucky. Building(s)/- Wing(s) of the - Phase situated on the plot bearing CTS No.1509A of village Eksar Taluka Borivali, Borivali (W), Mumbai – 400 103 demarcated by its boundaries Shanti Niketan Bldg to the North, Devki Ashish Bldg to the South, Kalpana Chawla Road to the East, Road to the West, Savarkar Bldg, Borivali Taluka, Mumbai Suburban District Mumbai PIN 400 103 admeasuring 2178.80sq.mtrs. area being developed by [Kamla Homes & Lifestyles Pvt. Ltd].

2. We have estimated the cost of Civil, MEP and allied works required for the completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement for 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 for the entire work as calculated by Shri Kirit C. Gosalia, Quantity Surveyor* appointed by Developer/Engineer, 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 estimate (Total of A and B) at the time of registration. The Estimated Total Cost of the project is with reference to Civil, MEP and Allied works required for the completion of the apartments and proportionated completion of internal and external works, as per specifications mentioned in agreement of Sale and for purpose of obtaining occupation certificate/completion certificate of the Building(s) /Wings(s) /Layout/Plotted development from the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.**300,009,829/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services and units cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for the completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in Agreement for Sale of the project is estimated at Rs.**190,550,171/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate of internal and external works of the project as per specifications mentioned in agreement for 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 /Wing/Layout/Plotted Development bearing Number- P51800053037 or called Kamla Borivali Lucky

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

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building/wing/layout/plotted development as on 10-10-2023 date of Registration is	Rs.49,05,60,000/-
2	Cost incurred as on 31-03-2025 (based on Estimated cost)	Rs.300,009,829/-
3	Work done in Percentage (As percentage of the Estimated cost)	61.16%
4	Balance cost to be incurred (Based on Estimated cost)	Rs.190,550,171/-
5	Cost incurred on Additional/Extra Items as on 31-03-2025 not included in the Estimated cost (Table- C)	NIL

TABLE- B

(Internal & External Development works in respect of Registered Phase)

Sr.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on 10-10-2023 date of Registration is	Rs.49,05,60,000/-
2	Cost incurred as on 31-03-2025 (based on Estimated cost)	Rs.300,009,829/-

3	Work done in Percentage (As percentage of the Estimated cost)	61.16%
4	Balance cost to be incurred (Based on Estimated cost)	Rs.190,550,171/-
5	Cost incurred on Additional/Extra Items as on 31-03-2025 not included in the Estimated cost (Table C)	NIL

Yours Faithfully,

Signature of Engineer (Site Supervisor)
Name: KIRIT C. GOSALIA
New License no.- Sup/Grade I: 840003352
Phone no.-9820804621
Date: 03-04-2025
Place: Mumbai

[Not less than Bachelor's Degree Holder or equivalent as per Section 2(a) of the Act]

Agreed and accepted by

Signature of the Promoter

Name: Dwarkesh D. Sheth

Dated: 04-04-2025

Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time as per specifications mentioned in a agreement for sale.
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. (**) 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 / escalation of

cost etc. As this is an estimate cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

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

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

Table C

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Sr No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.	Nil	Nil
2.		