Associated Structural Engineers LLP

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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)

ASC/2605/L136/03/2025 Date: 31/03/2025

To,

M/s Pragati Developers,
101, J.K.Chambers,
Sector – 17, Vashi,
Navi Mumbai – 400 703.

Subject : Certificate of Cost Incurred for Development work of **"Pragati Pinnacle" (Kannamwar Nagar Salokha CHSL, Vikhroli East)** on plot bearing CTS no. 356(pt) of village Hariyali, Kannamwar Nagar., Vikhroli (E), Mumbai-400 083, having MAHARERA Registration No: P51800053467 **being developed by M/s. Pragati Developers.**

Sir,

1. I, Rohit Ravindra Varma have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA Registration No: P51800053467, being One Building comprising **"Pragati Pinnacle" (Kannamwar Nagar Salokha CHSL, Vikhroli East)** on plot bearing CTS no. 356 (pt) of village Hariyali, Kannamwar Nagar., Vikhroli (E), Mumbai – 400 083 being developed by **M/s. Pragati Developers**

2. I have estimated the cost of the completion of obtaining the Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the building (s) of the project. My estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by me as Site Engineer appointed by Developer, and the assumption of the cost of material, Labor and other inputs made by developer, and the site inspection carried out by us.

3. I estimate the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 34,50,00,000/-** (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(s) from the MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 9,90,76,000/-** (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from MHADA (planning Authority) is estimated at **Rs. 24,59,24,000/-** (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:

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TABLE A

Building/Wing called as **"Pragati Pinnacle".**

(Kannamwar Nagar Salokha CHSL, Vikhroli East)

(to be prepared separately for each Building / Wing / layout / Plotted Development of the Real EstateProject)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is _____	**Rs. 31,50,00,000/-**
2	Cost incurred as on 31-.03.2025. (Based on estimated Cost)	**Rs. 9,90,76,000/-**
3	Work done in percentage as on 31.03.2025. (as percentage of the estimated cost)	**31.45%**
4	Balance Cost to be Incurred as on 31.03.2025. (Based on estimated Cost)	**Rs. 21,59,24,000/-**
5	Cost Incurred on Additional / Extra Items not included. in the Estimated Cost (Table – C)	**Rs. Nil**

TABLE B

Internal & external Development Works in Respect of the Registered "Pragati Pinnacle".

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the Layout as Date of Registration is_____	**Rs. 3,00,00,000/-**
2	Cost incurred as on date 31-03-2025. (Based on estimated Cost)	**Rs. Nil**
3	Work done in percentage as on 31-03.2025. (As percentage of the estimated cost)	**0.00%**
4	Balance Cost to be Incurred as on 31-.03.2025. (Based on estimated Cost)	**Rs. 3,00,00,000/-**
5	Cost Incurred on Additional / Extra Items not in the Estimated Cost (Table – C)	**Rs. Nil**

Yours Faithfully,

Mr. Rohit Ravindra Varma
Lic. No. STR: 840001329

Agreed and Accepted By:

For PRAGATI DEVELOPERS

Partner

Signature of Promoter

Name: Teja kesha Ravariya

Date: 21/03/2025

PRAGATI DEVELOPERS Navi Mumbai

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. (**) 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/estimation of cost etc.
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.
6. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Annexure 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.		
2.		