VISHAL NIKAM

B/110 , Jai Ganesh Bhavan, Anand Nagar , Kalwa - East , Thane

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date :- 24th January' 2025

To,
K Ajmera Developers
76, Kika Street,
Gulalwadi
Mumbai – 400 004

Subject: Certificate of Cost Incurred for Development of " **Navyog Apartment CHSL**" for Construction of One No. of Building of the of the Project **"Ananta"** situated on the Plot bearing **CTS Nos. 551/51 of village Nahur , situated at Vishwakarma Marg., Mulund – West, Mumbai** being developed by **K Ajmera Developers**

Ref: Maha RERA Registration Number P51800053780

Sir,
I Mr. **Vishal Nikam** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being of One No. of Building of the one Phase of the Project situated on the Plot bearing **CTS Nos. 551/51 of village Nahur , situated at Vishwakarma Marg , Mulund – West, Mumbai – 400 080** being developed by **K Ajmera Developers.**

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

(i) Miss. **TANVI DEDHIA** as Architect

(ii) MR. **RUPESH CHAUDHARI** Structural Consultant

(iii) MR. **VISHAL NIKAM** as Quantity Surveyor

2. We 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 Mr. VISHAL NIKAM 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.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 25,78,00,000/-** 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Cost Incurred till date is calculated at **Rs. 10,31,20,000/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at **Rs. 15,46,80,000/-** (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:

TABLE A

Sr. No	Particulars	Amounts as on 31st Dec' 2024
1.	Total Estimated cost of the building as on date 30th June 2024	Rs. 25,78,00,000/-
2.	Cost incurred as on date 30th June 2024 (based on the Estimated cost)	Rs. 18,04,60,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	70%
4.	**Balance Cost to be Incurred** as on date 30th June 2024	Rs. 7,73,40,000/-
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	-

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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout date of Registration is	-
2.	Cost incurred (based on the Estimated cost)	-
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 the Estimated Cost (Annexure A)	-

Yours Faithfully,



Mr. Vishal Nikam
B. E. Civil
(License No: 840008616)

Kirti Rasiklal Ajmera

Digitally signed by Kirti Rasiklal Ajmera
DN: c=IN, o=Personal, title=2770, 2.5.4.20=99e18a6617cca0a0c7610e3d430224350e34010e03d85c5da708c02d4e5a77c4, postalCode=400025, st=Maharashtra, serialNumber=39031771edae1cccab72a46ce6d93ad9ff24ffc14c8dbcf187ab1c49b8bd2c9a, cn=Kirti Rasiklal Ajmera
Date: 2025.01.29 18:52:36 +05'30'

Signature of Promoter

* 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

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Person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

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.

Annexure A
List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)