ADITYA D MEHTA (B.E.CIVIL)
LICENCE PLUMBER AND LICENCE SITE SUPERVISOUR
B/20 CHANDRIKA APPARTMENT SHANKAR LANE KANDIVALI (WEST) MUMBAI-400067

ANNEXURE B

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

Date: 30-09-2025

To
Pranav Constructions Limited
(Formerly known as Pranav Constructions Private Limited)
1001, 10th Floor, DLH Park, S. V. Road
Near MTNL, Goregaon West
Mumbai - 400062

Subject: Certificate of Cost Incurred for **'Redevelopment of Shining Star CHSL'** Having **Maharera Registration Number P51800053810** situated at CTS No. 1610/8 Village Ville Parle West, F P No. 18-19-79 to 81 of TPS Santacruz No VI, Daulat Nagar, Near Pawan Hans Society Santacruz West, Mumbai 400054 being re-developed by **Pranav Constructions Limited (Formerly known as Pranav Constructions Private Limited)**.

Dear Sir,

1. I/We, Aditya Dinesh Mehta have undertaken assignment of certifying Estimated Cost for **'Redevelopment of Shining Star CHSL'** Having **Maharera Registration Number P51800053810** situated at CTS No. 1610/8 Village Ville Parle West, F P No. 18-19-79 to 81 of TPS Santacruz No VI, Daulat Nagar, Near Pawan Hans Society Santacruz West, Mumbai 400054 being re-developed by **Pranav Constructions Limited (Formerly known as Pranav Constructions Private Limited)**.

2. I/We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to me/ us for the project under reference by the Developer / Consultants. The Schedule of items and quantity for the entire work as calculated by me (Quantity Surveyor) appointed by the Developer/ Engineer, the assumption of the cost of material, labor and other inputs made by developer and the site inspection carried out by me/ us to ascertain / confirm the above analysis given to me/ us.

3. I/ We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 39,22,75,000/-** (Total of Table A and B) at the time of

Aditya D. Mehta
(Licence Site Supervisor)
(Licence No. 489/SS-1)

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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 & 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) 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 22,00,51,243/-** (Total of Table A and 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 and external works, as per the specifications mentioned in agreement of sale of the project is estimated at **Rs. 13,37,51,757/-** (Total of Table A and B).

6. I/We certify that the Cost of the Civil, MEP and Allied works for the apartments and proportionate internal and external works, as per the 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
One building called SHINING STAR

WING A

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building/Wing as on date of Registration is	Rs. 5,93,79,159/-
2.	Cost incurred as on 30-09-2025 date of certificate	Rs. 2,96,89,579/-
3.	Work done in Percentage (as Percentage of the estimated cost)	50 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,96,89,580/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. NIL /-

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WING B

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building/Wing as on date of Registration is	Rs. 7,86,75,122/-
2.	Cost incurred as on 30-09-2025 date of certificate	Rs. 3,93,37,561/-
3.	Work done in Percentage (as Percentage of the estimated cost)	45 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,93,37,561/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. NIL /-

WING C

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building/Wing as on date of Registration is	Rs. 10,49,59,979/-
2.	Cost incurred as on 30-09-2025 date of certificate	Rs. 7,34,71,985 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	70 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,14,87,994/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. NIL /-

WING D

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building/Wing as on date of Registration is	Rs. 11,07,88,740/-
2.	Cost incurred as on 30-09-2025 date of certificate	Rs. 7,75,52,118 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	70 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,32,36,622/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. NIL /-

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TABLE B

Internal & External Development Works in respect of the Registered Phase/ Project

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 the date of registration is	Rs. 3,84,72,000/-
2.	Cost incurred as on 30-09-2025 date of certificate	Rs NIL /-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,84,72,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. NIL /-

Yours Faithfully

Aditya D. Mehta
(Licence Site Supervisor)
(Licence No.M/489/SS-I[st])

Aditya D Mehta
Licence Engineer
(Licence No:-M/489/SS-Ist)

Agreed and accepted by:
FOR PRANAV CONSTRUCTIONS LIMITED
(FORMERLY KNOWN AS PRANAV CONSTRUCTIONS PRIVATE LIMITED)

Pranav Kiran Ashar
Managing Director

Date:

Pranav Constructions Limited ★ Mumbai

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Note:

1. The scope of work is to complete the Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in the agreement of sale.
2. Quantity Surveyor 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 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.
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 material used from specifications in agreement of sale.

Table C

List of Extra/ Additional/ Deleted Items considered in 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.		

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