MOHAN MANEKAR
Civil Engg.
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'V' Mall, Thakur Complex,
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Kandivali (E), Mumbai - 400 101.

M ENTERPRISES

Specialist in:
Painting, Santex
Wall Paper, Marblex,
Granite, Fixing Aluminium,
Sliding Window & Doors,
Tiles & Plumbing Work.

GOVT. REGD. SITE SUPERVISOR, CIVIL CONTRACTOR & LICENCED PLUMBER

Date:25-02-2026

To,
Shri. Pritesh D Savla
of Vini Developers to ROSE BLOSSOM CHSL
204-205, A-wing, Kailash Towers,
N.S Phakde Marg, Sahar road,
Andheri (E), Mumbai- 400 069.

Subject: Certificate of Cost Incurred for Development of "Rose Blossom Co-operative Housing Society" (MahaRERA Registration Number- P51800053800) situated on the Plot bearing C.N. No./Survey No./Final Plot/C.T.S No. 262/A, demarcated by its boundaries (latitude and longitude of the end points) CTS No.253/A, 273 to the North, Existing Road No.- 5, having 12mtrs width of South, CTS No.263/4, to the East, CTS No. 261 & 258 to the West of Division Kokan, Village Mogra, Taluka Andheri, District Mumbai Suburban PIN 400060 admeasuring 959.02 sq.mts. Area being developed by M/s. Vini Developers.

Ref: MahaRERA Registration Number **P51800053800**
Sir,

I, Mr. Mohan G. Manekar have undertaken assignment of certifying Estimated Cost for the Real Estate Project "**Rose Blossom Co-operative Housing Society**" registered under MahaRERA, situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot/C.T.S No. 262/A of division K/E, Village Mogra, Taluka Andheri, District Mumbai Suburban, PIN – 400 060, admeasuring 959.02 sq.mts area being developed by M/s. Vini Developers.

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

(i) M/s/Shri/Smt **UB ARCHITECTS**as L.S/Architect.

(ii) M/s/Shri/Smt/ **BIG TREE ENGINEERING LLP** Structural Consultant.

(iii) M/s/Shri/Smt **ANPRA ENTERPRISES** as MEP Consultant.

(iv) M/s/Shri/Smt **DINESH MEHTA** 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(s) 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. Mohan G. Manekar 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.

3. We estimate Total Estimated Cost (Table A & B)of completion of the building(s) of the aforesaid project under reference as **Rs. 15,73,60,000/-(In words Rupees fifteen Crores Seventy three Lakhs Sixty Thousand Only)** 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 BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Actual Cost Incurred till date (Table A & B) is calculated at **Rs.3,52,00,000/- (In words Three Crores Fifty-Two Lakh Only)**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion (Table A & B) of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate Completion Certificate from BMC (planning Authority) is estimated at **Rs 12,21,60,000/-(In words Twelve crore Twenty-One lakh sixty thousand Only).**

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

Building /Wing bearing Number –262/A or called Rose Blossom Co-operative Housing Society.

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amount
(1)	Total Estimated cost of the building/wing as on date of Registration	Rs.12,27,40,800/-
(2)	Cost incurred as on 31.12.2025 (based on the Estimated cost)	Rs.3,16,80,000/-

(3)	Work done in Percentage (as Percentage of the estimated cost)	25.81%
(4)	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,10,60,800/-
(5)	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

TABLE B

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

Sr. No	Particulars	Amount
(1)	Total Estimated cost of the Internal and External development Works including amenities and Facilities in the layout as on date of Registration.	Rs. 3,46,19,200/--
(2)	Cost incurred as on 31.12.2025 (based on the Estimated cost)	35,20,000 /-
(3)	Work done in Percentage (as Percentage of the estimated cost)	10.16%
(4)	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,10,99,200/-
(5)	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

Your faithfullly,

MOHAN G. MANEKAR
SITE SUPERVISOR GRADE-1
LICENCE No. M/108/S S-1

(Site Supervisor)
Name : Mohan G Manekar.
(Lisense No M/108/S.S I)