PINNACLE PROJECT MANAGEMENT SERVICES

*** REDEFINING QUALITY ***

ASGARI GINWALA - Mob. +91 9029627869 / asgariginwala@gmail.com

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: 08.07. 2026

To
M/s. Chandrakosha Konstructions Pvt. Ltd.
702, Om Asha Niketan CHS LTD,
Jitendra Cross Road,
Malad East, Mumbai -400097

MAHARERA NO: P51800053877

Subject: Certificate of Percentage of Completion of Construction work of Proposed redevelopment of existing building known as G.K.Nagar NO 2 CHSL on plot bearing C.T.S. nos. 68/C/3/A, 68/C/3/B, 68/C/2 & 92/C of village Valnai situated at Shankar lane, Kandivli (West) Mumbai. MahaRERA Registration Number (Only Applicable after project Registered) being developed by M/s Chandrakosha Konstructions pvt. ltd.

Sir,

I Mr. Asgari Ginwala have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project to be registered under MahaRERA, of building known as G. K Nagar No. 2 CHSL situated on the plot bearing CTS. Nos. 68/C/A, 68/C/3/B, 68/C/2 & 92/C of Village Valnai situated at Shankar Lane, Kandivali (West) Mumbai developed by Chandrakosha Konstructions Pvt. Ltd, the building consists of One Wing, a Stilt + 4 Podiums + 16 upper residential floors .

1 Following technical professionals are appointed by Owner / Promoter :-
   (i) Shri Bhavin Modi as Architect of M/s SPACE VISION
   (ii) Shri R.D. Magdum as Structural Consultant.
   (iii) Shri Maniram Varma as MEP Consultant of M/s. MakMEP Consultants.
   (iv) Shri Sachin Yadav as Site Supervisor.

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 Shri Asgari Ginwala – Site Engineer appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3 We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 420,556,800/=**

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 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. 371,198,197.36**
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 MCGMs estimated at Rs.

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 below.

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(to be prepared separately for each Building/Wing of the Project)

TABLE A

Sr No	Particulars	Amount (Rs.)
1	Total Estimated cost of the building/wing as on date of Registration of the Project	42,05,56,800.00
2	Cost incurred as on date of certificate (based on the Estimated cost)	37,11,98,197.36
3	Work done in Percentage (as Percentage of the estimated cost)	88.26
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,93,58,602.64
5	Cost Incurred on Additional /Extra Items as on date of certificate not included in the Estimated Cost (Table C) cost of Extra Items	0.00
6	Total Cost Incurred till date including extra items	37,11,98,197.36

TABLE B

Internal and External Works in respect of the Project to be Registered

Sr No	Particulars	Amount (Rs.)
1	Total Estimated cost of Internal and External Development Works including the cost of Amenities and facalities in the layout on the date of Registration.	0.00
2	Cost incurred as on date of certificate	-
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional /Extra Items as not included in the Estimated Cost (Table C) cost of Extra Items	
6	Total Cost Incurred till date including Extra Items	

Yours faithfully

ASGARI FAKHRUDDIN GINWALA

ASGARI GINWALA

(B.E. CIVIL) LICENSE NO. SS/I/132

AGREED AND ACCEPTED BY

FOR CHANDRAKOSHA KONSTRUCTIONS PRIVATE LIMITED

DIRECTOR

MR. PRAKAASH S. SHAH

DIRECTOR OF M/S. CHANDRAKOSHA KONSTRUCTION CO.

Note :

1 The Scope of work is to complete the Registered Real Estate Project as per drawing aprroved from time to time and as per specifications mentioned in Agreement of 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 Quanity 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 office of the Engineer m 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/escalation of cost etc. As this is am 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 indictive and not exhaustive.

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

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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 Rupees
1		