Aniket Kumbhar
BE Civil
Consulting Civil Engineer

Bld. No. 4/B, Flat NO. 9, Parijat CHSL, N.N.P., Plot No. 5, Goregaon (E), Mumbai. Ph-9892647357

FORM-2

ENGINEER'S CERTIFICATE

Date :10-10-2024

To,

M/s. Avvad Realcon LLP,
Office No. 1 & 2, Building No. 130,
Shubham Aura, Pantnagar,
Ghatkopar (E),
Mumbai – 400 075.

Subject: Certificate of Cost Incurred for construction work of the proposed residential building Shubham Aurum *(Redevelopment of existing building No. 175) 1 building of MHADA Layout Pantnagar on final Plot No. 320 (pt), of T.P. Scheme Ghatkopar III, plot bearing C.T.S. No – 5684 (Pt.) of village Ghatkopar – Kirol, Ghatkopar (E) Mumbai – 400 075* in 'N' Ward being developed by M/s Avvad Realcon LLP.

Ref: MahaRERA Registration Number – P-51800054393.

Sir,

I **Aniket Kumbhar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being. **SHUBHAM Aurum (Building No 175, Pantnagar, MHADA Layout) Redevelopment Project for Construction of 1 Building, situated on the Final Plot No. 320 (pt), of T.P.S. Ghatkopar III, bearing C.T.S. No. 5684 (Part) of Village Ghatkopar-Kirol, (East) Mumbai–400 075)** being developed by M/s Avvad Realcon LLP.

1. Following technical professional are appointed by Owner/Promoter: -
   - **(i) Kvin Designer & Consultant as Architect**
   - **(ii) Dilip P. Parekh as Structural Consultant**
   - **(iii) Riddhi Consulting Engineer As MEP Consultant**
   - **(iv) Prakash Patil as Quantity Surveyor**
   - **(v) Reji Kunjukutty as Quality Assurance**

2. We have estimated the cost of 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 **Shri Prakash Patil** 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 the **Total Estimated Cost of completion** of the building of the aforesaid project under reference as **Rs. 25,94,75,000/-** (Total of Table A & 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 from the BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. **The Estimated Cost incurred** till date is calculated at **Rs. 4,84,05,000/-** (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the basis of the amount of Total Estimated Cost.

Aniket Kumbhar
BE Civil
Consulting Civil Engineer

Bld. No. 4/B, Flat NO. 9, Parijat CHSL, N.N.P., Plot No. 5, Goregaon (E), Mumbai. Ph-9892647357

5. The Balance cost of completion of the Civil, MEP and Allied works of the buildings of the subject project to obtain Occupation Certificate/ Completion Certificate from Concerned Authorities is estimated at Rs.21,10,70,000.00 (Total of Table A & B)

6. I certify that the Cost of 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	**Shubham Aurum**
S.N.	**Particulars**	**Amounts in Rs**
1	Total Estimated cost of the building/wing as on 30st September 2024.	25,94,75,000/-
2	Total cost incurred as on 30st September 2024.	4,84,05,000/-
3	Work done in percentage	18.65%
4	Balance Cost to be incurred	21,10,70,000/-
5	Cost incurred on Additional/Extra items as on 30st September 2024.not included in the Estimated Cost (Annexure A)	
6	Revised Estimated Cost (Estimated Cost + Extra Items) as on 30st September 2024.	

TABLE –B

	Building	**Shubham Aurum**
S.N.	**Particulars**	**Amounts in Rs**
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30st September 2024.	N.A.
2	Cost incurred as on 30st September 2024.	
3	Work done in percentage	
4	Balance Cost to be incurred	
5	Cost incurred on Additional/Extra items as on 30st September 2024.not included in the Estimated Cost (Annexure A)	

Yours Faithfully,

Aniket Kumbhar,
BE Civil