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 :14-04-2025

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. 15,17,66,500/-** (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the basis of the amount of Total Estimated Cost.

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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.10,77,08,500.00 (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 31st March 2025.	25,94,75,000/-
2	Total cost incurred as on 31st March 2025.	15,17,66,500/-
3	Work done in percentage.	58.49%
4	Balance Cost to be incurred.	10,77,08,500/-
5	Cost incurred on Additional/Extra items as on 31st March 2025.not included in the Estimated Cost (Annexure A).	
6	Revised Estimated Cost (Estimated Cost + Extra Items) as on 31st March 2025.	

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 31st March 2025.	N.A.
2	Cost incurred as on 31st March 2025.	
3	Work done in percentage.	
4	Balance Cost to be incurred.	
5	Cost incurred on Additional/Extra items as on 31st March 2025.not included in the Estimated Cost (Annexure A).	

Yours Faithfully,

Aniket Kumbhar,
BE Civil