

ENGINEER'S CERTIFICATE

Date : 30-09-2021

To,

M/s DOSTI ENTERPRISES,
Lawrence and Mayo House,
1st Floor, 276, Dr. D.N. Road,
Fort, Mumbai - 400 001.

Subj : Certificate of cost incurred for development of Construction Work of Real Estate Project called 'Dosti West County - Phase-4 - Dosti Pine' comprising of 5 residential building called - 'Dosti Pine' having Wing A, B,C,D,E (corresponding building nos. 19,18,17,7 and 8 respectively in municipal sanctioned plan) lying, being and situate on land bearing Survey nos. 17/4 (pt), 17/5(pt), 17/7A(pt), 17/7B(pt), 17/8(pt), 17/9(pt), 17/11A(pt), 17/11B(pt), 17/11C(pt), 18/3(pt), 18/4(pt), 18/5(pt), 18/6B(pt), 18/7(pt), 18/8(pt), 18/9(pt), 18/10A(pt), 18/11A(pt), 19/37(pt), 19/45 and bounded on north side by S.Nos. 19/37, 17/4 and on South side by S.No 18/5, 17/11A, 17/11B,17/11C and on west side by S.Nos. 18/4, 18/3 and on east side by S.nos. 17/9 having corresponding boundaries 19°13'37.5"N 72°59'36.8"E to the North 19°13'34.5"N 72°59'35.7"E to the South 19°13'36.2"N 72°59'38.1"E to the East 19°13'35.7"N 72°59'34.6"E to the West of KONKAN division Village BALKUM Taluka and District THANE PIN 400 608 admeasuring 2940.00 sq.mts. (plinth area) being developed by M/s DOSTI ENTERPRISES, the Promoter of the project.

Sir,

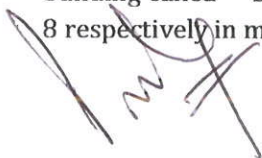
I Mr. Paras Vishwakarma have undertaken assignment of certifying Estimated Cost for the Construction work of Real Estate Project called 'Dosti West County - Phase 4- Dosti Pine' comprising of 5 residential building called - 'Dosti Pine' having Wing-A,B,C,D,E (corresponding building nos. 19, 18, 17, 7 and 8 respectively in municipal sanctioned plan) lying, being and situate on land bearing Survey nos. 17/4 (pt), 17/5(pt), 17/7A(pt), 17/7B(pt), 17/8(pt), 17/9(pt), 17/11A(pt), 17/11B(pt), 17/11C(pt), 18/3(pt), 18/4(pt), 18/5(pt), 18/6B(pt), 18/7(pt), 18/8(pt), 18/9(pt), 18/10A(pt), 18/11A(pt), 19/37(pt), 19/45 and bounded on north side by S.nos. 19/37, 17/4 and on South side by S.No 18/5, 17/11A, 17/11B, 17/11C and on west side by S.Nos. 18/4, 18/3 and on east side by S.Nos. 17/9 having corresponding boundaries 19°13'37.5"N 72°59'36.8"E to the North 19°13'34.5"N 72°59'35.7"E to the South 19°13'36.2"N 72°59'38.1"E to the East 19°13'35.7"N 72°59'34.6"E to the West of KONKAN division Village BALKUM Taluka and District THANE-400 608 admeasuring 2940.00 sq.mts. (plinth area) being developed by M/s. DOSTI ENTERPRISES, the Promoter of the project.



1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s 10 FOLDS ARCHITECTS AND CONSULTANTS _as L.S. / Architect
 - (ii) M/s J W CONSULTANTS PVT. LTD as Structural Consultant
 - (iii) M/s Engineering Creations Public Health Consultancy Pvt. Ltd. as MEP Consultant
 - (iv) Smt Vijeta Verma 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 Vijeta Verma 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 of completion of the building(s) of the aforesaid project under reference as Rs. 432,58,35,592 (Total of Part 1 & 2). 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 THANE MUNICIPAL CORPORATION being the Planning Authority 'under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.44,22,40,626 (Total of Part 1 & 2). 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 THANE MUNICIPAL CORPORATION (planning Authority) is estimated at Rs. 388,35,94,966 (Total of Part 1 & 2).
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 :

Part 1)

Real Estate Project 'Dosti West County' -Phase 4 - 'Dosti Pine' comprising of 5 residential building called - 'Dosti Pine' having Wing A, B,C,D,E corresponding building nos. 19,18,17,7 and 8 respectively in municipal sanctioned plan



Paras R Vishwakarma

B.E. (Civil Engineering)

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TABLE-A

Sr No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 30/09/2021 is	Rs. 372,10,72,662
2	Cost incurred as on 30/09/2021 (based on the Estimated cost)	Rs. 44,22,40,626
3	Work done in Percentage (as Percentage of the estimated cost)	11.88 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 327,88,32,036
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NA

Part 2)

Real Estate Project 'Dosti Pine' - Rental Housing (Rehab Component)

TABLE-B

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 30/09/2021 is	Rs. 60,47,62,930
2	Cost incurred as on 30/09/2021 (based on the Estimated cost).	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost).	00 %
4	Balance Cost to be Incurred Based on Estimated Cost).	Rs. 60,47,62,930
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NA

Yours Faithfully,

Signature of Engineer

30/9/21