



203, Irani Bldg., Sant Dnyaneshwar Marg,
Behind TMC, Panchpakhadi, Thane (W) - 400 602.
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FORM-2
ENGINEERS CERTIFICATE

Date: 08/07/2021

To,
Pridedream Realtors Pvt. Ltd,
204, 2nd floor, B wing, Sai Tirth Tower,
Siddharth Nagar, Kopri Colony,
Thane.

Ref: JOB NO: 1384/EC-006.

Subject : Certificate of cost incurred for development and construction work of building on plot bearing C.T.S.No. 271 to 279, 76 and 2026, demarcated by its boundaries North West 19.186061° Latitude, 72.95772° Longitude, North East 19.186201° Latitude, 72.966232° Longitude, South West 19.185590° Latitude, 72.965861° Longitude, South East 19.185912° Latitude, 72.966322° Longitude of Division Konkan, at village Naupada, Tal Dist Thane - 400 602, on plot admeasuring 2858.67 Sq.mts. area being developed by "Pridedream Realtors Pvt. Ltd".

Sir,

I Er. Ajay Mahale have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under Maha RERA single building on plot bearing C.T.S.No. 271 to 279, 76 and 2026, of Division Konkan, at village Naupada, Tal Dist Thane - 400 602, on plot admeasuring 2858.67 Sq.mts. area being developed by "Pridedream Realtors Pvt. Ltd".

Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri. Sandeep Prabhu as Architect ;
- (ii) Shri. Ajay Mahale as Structural Consultant
- (iii) Shri. Vinay Nikam as MEP Consultant
- (iv) Shri. Ajay Mahale as Project Engineer.

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 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. Ajay Mahale Project 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 us.

3. We estimate total estimated cost of completion of the building of the aforesaid project under reference as **₹ 31,93,53,300/-** (Total of Table A and 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 **Thane Municipal Corporation, Thane** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. The estimated cost is based on, the projected approval of **Ground + 27 (Twenty Seven) upper floors**, that includes staircase, passage, lift, stilt, refuge area and cupboard area for the purpose of cost calculation is **14725 sq.mts.**
4. The estimated cost incurred till date is calculated at **₹ 19,16,11,980/-** (Total of Table A and B). 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 of the subject project to obtain Occupation Certificate / Completion Certificate from **Thane Municipal Corporation, Thane** (planning Authority) is estimated at **₹ 12,77,41,320/-** (Total of Table A and B).
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 :

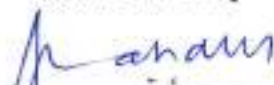
TABLE "A"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building; as on 23/08/2018 date of Registration is	₹ 31,93,53,300/-
2	Cost incurred as on 08/07/2021 (based on the Estimated cost)	₹ 19,16,11,980/-
3	Work done in Percentage (as Percentage of the estimated cost)	60 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 12,77,41,320/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	₹ Nil/-

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 23/08/2018 date of Registration is	₹ Nil/-
2	Cost incurred as on 31/12/2019 (based on the Estimated cost)	₹ Nil /-
3	Work done in Percentage (as Percentage of the estimated cost)	Nil %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ Nil/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	₹ Nil /-

Yours Faithfully



Signature of Engineer
(Licence No. M-147033-1)

