

**FORM-2 [see Regulation 3]****ENGINEER'S CERTIFICATE**

Ref: J-630/03

Date: 08-05-2023

To,

**Mounthill Realty Pvt. Ltd.**

Between Gate No. 1 & 2,  
1<sup>st</sup> floor, Salt Lake Stadium,  
Salt Lake City,  
Kolkata – 700 098, WB , India.

**Branch Office :**

Panvel Hills Project– Phase -I  
Ambivali Tarfe Wankhal,  
Near Mandap Tunnel,  
Mumbai Pune Expressway,  
Khalapur, Raigad,  
Maharashtra – 410 206.

**Subject:** Certificate of Cost Incurred for Development of “**PYRAMID**” project for Construction of 8 building(s)/ Wing(s) (as per municipal sanction) of the Project (MahaRERA Registration Number : P5200000514) situated on the Plot bearing Survey no. 25 Hissa -7, Village : Ambivali Wankhal of Division Ambivali village, Taluka : Khalapur , District – Raigad , Pin 410203 demarcated by its boundaries towards East -Hissa no 6, Towards West - Hissa no 8 and 12 and 13 and 24, Towards North – Hissa no 13, Towards South - Hissa no 5 and admeasuring 31,200sq.mts. Area being developed jointly by (**Mounthill Realty Pvt. Ltd. And Mr. Kishankumar Jugalkishor Kedia**)

**Ref: MAHARERA Registration Number P5200000514**

Sir,

I/We **Ascent Structural Engineers Pvt Ltd** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, “PYRAMID” project for Construction of 8 building(s)/ Wing(s) (as per municipal sanction) of the Project (MahaRERA Registration Number : P5200000514) situated on the Plot bearing Survey no. 25 Hissa -7, Village : Ambivali Wankhal of Division Ambivali village, Taluka : Khalapur , District – Raigad , Pin 410203 demarcated by its boundaries towards East - Hissa no 6, Towards West - Hissa no 8 and 12 and 13 and 24, Towards North – Hissa no 13, Towards South - Hissa no 5 and having latitude and longitude of the end points of the project as :

A. LAT. – 18° 50'39.39"N LONG – 73°14'00.58"E

B. LAT. – 18° 50'36.70"N LONG–73°14'04.01"E

C. LAT. – 18°50'34.04"N LONG – 73°14'03.58"E

D. LAT.–18°50'34.65"N LONG–73°13'59.64"E



admeasuring 31,200 sq.mts. Area being developed jointly by (**Mounthill Realty Pvt. Ltd. And Mr. Kishankumar Jugalkishor Kedia**)

1. Following technical professionals are appointed by Owner / Promoter: -

(i) M/s. **Acube Architects** as L.S. / Architect

(ii) M/s. **Ascent Structural Engineers Pvt Ltd** as Structural Consultant

(iii) M/s. **Axiom Consultants** as MEP Consultant

(iii) M/s. **ACME Management Solutions & Value Engineering** as PMC Consultants

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 M/s. **Ascent Consulting Engineers** appointed by Developer/Engineer, and the assumption of the cost of material, labor 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) (as per municipal sanction) of the aforesaid project under reference as **Rs. 1413623766/-** (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(s) from the **MSRDC (Maharashtra State Road Development 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.83500000/-**. 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 **MSRDC (Maharashtra State Road Development Corporation)** (planning Authority) is estimated at **Rs.1330123766/-** (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**

Building /Wing bearing Number A-Hor called PYRAMID

(To be prepared separately for each Building / Wing of Real Estate project)

| Sr. No | Particulars                                                                                                         | Amounts in Rs.         |
|--------|---------------------------------------------------------------------------------------------------------------------|------------------------|
| 1      | Total Estimated cost of the building/wing (A-H) as on <b>30.07.2021</b> date of Registration is                     | <b>Rs.1175406693/-</b> |
| 2      | Cost incurred as on <b>31.03.2023</b> (based on the Estimated cost)                                                 | <b>Rs.83500000/-</b>   |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                                       | <b>7.1%</b>            |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                               | <b>Rs.1091906693/-</b> |
| 5      | Cost Incurred on Additional /Extra Items as on on <b>31.03.2023</b> not included in the Estimated Cost (Annexure A) | <b>Rs. 00/-</b>        |

**TABLE B**

Building /Wing bearing Number A-Hor called PYRAMID

(To be prepared separately for each Building / Wing of Real Estate project)

| Sr. No | Particulars                                                                                                                                                          | Amounts in Rs.         |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <b>30.07.2021</b> date of Registration is | <b>Rs. 238217073/-</b> |
| 2      | Cost incurred as on <b>31.03.2023</b> (based on the Estimated cost)                                                                                                  | <b>Rs. 0.00/-</b>      |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                                                                                        | <b>00%</b>             |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                                                | <b>Rs. 238217073/-</b> |
| 5      | Cost Incurred on Additional /Extra Items as on <b>31.03.2023</b> not included in the Estimated Cost (Annexure A)                                                     | <b>Rs.0.00/-</b>       |

Yours Faithfully,

**For M/s Ascent Structural Engineers Pvt. Ltd,****Reshma Bhaud**

Consulting Structural Engineer

Regn. No.:STR/ M/131 (License issued by Municipal Corporation of Greater Mumbai)



**\* Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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 quantity 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 the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.