

FORM NO 2**ENGINEER'S CERTIFICATE**

Date:25-01-2022

To,

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

Subject: Certificate of cost incurred for development of Construction Work of Real Estate Project called 'Dosti West County - Phase 2- Dosti Cedar' comprising of one residential building called - 'Dosti Cedar' having Wing A and B (corresponding building nos. 6 and 5 respectively in municipal sanctioned plan) lying, being and situate on land bearing Survey nos. part17/6, part 19/43, part25/13A, part49/1, part 17/3, part 17/5, part 17/9, part 17/14, part 17/10, part 17/11A, part 17/11B, part 17/11C, part 17/12, part 17/13, part 16/4, part 16/11A, part 49/3, part 49/4, part 49/5, part 49/7A, part 51/3A, part 51/5A, part 49/2, part 49/6, part 49/8A, part 50/3A1, and bounded on north side by S.nos. 19/43, 25/13A, and on South side by 50/3A1, and on west side by S.nos. 17/9 and on east side by S.nos. 49/4 having corresponding boundaries 19°13'39.1"N 72°59'39.4"E to the North 19°13'37.8"N 72°59'40.7"E to the South 19°13'38.2"N 72°59'40.2"E to the East 19°13'38.7"N 72°59'40.6"E to the West of KONKAN division Village BALKUM Taluka and District THANE PIN 400 607 admeasuring 18413.00 sq.mts. Having Maharera Registration No**P51700015258**. Being developed by **M/s DOSTI ENTERPRISES**, the Promoter of the project.

Sir,

I Mr. Anant Kerkar have undertaken assignment of certifying Estimated Cost for the Construction work of Real Estate Project called 'Dosti West County - Phase 2- Dosti Cedar' comprising of one residential building called - 'Dosti Cedar' having Wing A and B (corresponding building nos. 6 and 5 respectively in municipal sanctioned plan) lying, being and situate on land bearing Survey nos. part17/6, part 19/43, part25/13A, part49/1, part 17/3, part 17/5, part 17/9, part 17/14, part 17/10, part 17/11A, part 17/11B, part 17/11C, part 17/12, part 17/13, part 16/4, part 16/11A, part 49/3, part 49/4, part 49/5, part 49/7A, part 51/3A, part 51/5A, part 49/2, part 49/6, part 49/8A, part 50/3A1, and bounded on north side by S.nos. 19/43, 25/13A, and on South side by 50/3A1, and on west side by S.nos. 17/9 and on east side by S.nos. 49/4 having corresponding boundaries 19°13'39.1"N 72°59'39.4"E to the North 19°13'37.8"N 72°59'40.7"E to the South 19°13'38.2"N 72°59'40.2"E to the East 19°13'38.7"N 72°59'40.6"E to the West of KONKAN division Village BALKUM Taluka and District THANE PIN 400 607 admeasuring 18413.00 sq.mts. Having Maharera Registration No

P51700015258.Being developed by **M/s DOSTI ENTERPRISES**, the Promoter of the project.

1. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/ plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by **Mrs. Vijeta Verma** Quantity Surveyor* appointed by Developer/ Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/ confirm the above analysis given to us.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs.269,27,21,040 (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and 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.
3. The Estimated Cost Incurred till date is calculated at Rs.136,80,64,571 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.
4. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of Sale, of the Project is estimated at Rs.132,46,56,469 (Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and Allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

TABLE A

Real Estate Project 'Dosti West County' -Phase 2- 'Dosti Cedar' comprising of one building called 'Dosti Cedar' having Wing - A and B and corresponding building nos. 6 and 5 respectively in municipal sanctioned plan



Sr No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 31/01/2022 is	Rs 238,75,17,440
2	Cost incurred as on <u>31/01/2022</u> (based on the Estimated cost)	Rs 123,18,12,939
3	Work done in Percentage (as Percentage of the estimated cost)	51.59 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 115,57,04,501
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs NA

TABLE B**Real Estate Project 'Dosti Cedar' - Rental Housing (Rehab Component)**

Sr.No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 25/01/2022 is	Rs. 30,52,03,600
2	Cost incurred as on <u>25/01/2022</u> (based on the Estimated cost)	Rs.13,62,51,632
3	Work done in Percentage (as Percentage of the estimated cost).	44.64 %
4	Balance Cost to be Incurred Based on Estimated Cost).	Rs.16,89,51,968
5	Cost Incurred on Additional /Extra Items as on _____ not included in the) Estimated Cost (Annexure A)	Rs. NA

Yours Faithfully,

Anant Kerkar
Signature of Engineer

Agreed & Accepted by:

M/s DOSTI ENTERPRISES,

Date: 29.01.2022