



FORM - 2

(see Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project withdrawal of Money from Designated Account- Project wise)

DATE - 30/05/2023

To,

M/s. NIDHI ASSOCIATES,

PRAMILA AVENUE, S. NO. 104, H. NO. 7

VILLAGE - TITWALA, TALUKA - KALYAN,

DISTRICT - THANE, MUMBAI - 421605.

SUBJECT: Certificate Of Cost Incurred For Construction Work Of TWO Residential Building Wing - A And Wing - B Of The Project PRAMILA AVENUE Having Maharera Registration Number (P51700004677) Situated On The Plot Bearing S.No. - 104, H.No. - 7 Demarcated By Its Boundaries S.No. - 104, H.No. - 6 To The North, S.No. - 104, H.No. - 14 To The South, S.No. - 104, H.No. - 6 To The East And S.No. - 120 & Road To The West, Of DIVISION - KONKAN, VILLAGE - TITWALA, TALUKA - KALYAN , DISTRICT - THANE, PIN NO. - 421605, Admeasuring 2996.45 sq.mts. Area Being Developed by M/s. NIDHI ASSOCIATES.

Ref: - MahaRERA Number - (P51700004677).

Sir,

I, Smitkumar Velani, Partner of Aadhar Engineers, Have Undertaken Assignment of Certifying Estimated Cost for The Subject Real Estate Project Proposed to Be Registered Under Maharera, being Two Buildings of the Project "PRAMILA AVENUE" situated on the plot bearing S.No. 104, H.No. 7 of Division - KONKAN, Village - TITWALA, Taluka - KALYAN, District - THANE, PIN NO. - 421605, admeasuring 2996.45 sq.mts. Area being developed by M/s. NIDHI ASSOCIATES.

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

i) M/s. **DESTINATION ARCHITECTURE INTERIOR DESIGNS** as Architect

ii) M/s. **AADHAR ENGINEERS** as Structural Consultant

iii) M/s /Shri/Smt. NIL as MEP Consultant

iv) Shri **NARSHI VELANI** as Site Supervisor



DATE - 30/05/2023

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 Mr. Smitkumar Velani Quantity Engineer 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) of the aforesaid project under reference as **Rs. 7,29,61,207/-** (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 **KDMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4) The Estimated Cost Incurred till date is calculated at **Rs. 7,29,61,207/-** (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 Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from **KDMC** (planning Authority) is estimated at **Rs. 0.00/-** (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
(PREMILA AVENUE WING-A)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/05/2023	Rs.3,79,15,607 /-
2	Cost incurred as on 30/05/2023 (Based on the Estimated cost)	Rs.3,79,15,607 /-
3	Work done Percentage (As Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00
5	Cost Incurred on Additional/Extra Items as on 30/05/2023 not included in the Estimated Cost (Annexure A)	Rs. NIL



DATE - 30/05/2023

TABLE A
(PREMILA AVENUE WING-B)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/05/2023	Rs.3,32,45,600/-
2	Cost incurred as on 30/05/2023 (Based on the Estimated cost)	Rs.3,32,45,600/-
3	Work done Percentage (As Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00
5	Cost Incurred on Additional/Extra Items as on 30/05/2023 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B
(Internal & external development works in respect of the registered phase)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of Internal and External Development work including amenities and Facilities in the layout as on 30/05/2023 date of Registration is	Rs. 18,00,000/-
2	Cost incurred as on (Based on the Estimated cost)	Rs. 18,00,000/-
3	Work done Percentage (As Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.0.00/-
5	Cost Incurred on Additional/Extra Items as on 30/05/2023 not included in the Estimated Cost (Annexure A)	Rs. NIL

Agreed and Accepted by:

Yours Faithfully,

Smriti Velani
For **AADHAR ENGINEERS**
SMITKUMAR S. VELANI (B.E. CIVIL)
Reg. No. CBTKM/R/2020/APL/00088

Signature of Promoter
Name: M/S. NIDHI ASSOCIATES
DATE :-30/05/2023