

TUSHAR SUTHAR

1/1401, CHAMUNDA CLASSIC, NEXT TO LODHA AQUA, OPP. THAKUR MALL, W.E. HIGHWAY, MIRA ROAD EAST,
MUMBAI - 401107. MOBILE - 9619690903

FORM - 2

ENGINEER'S CERTIFICATE

Date: 01/11/2022

To
M/s. Forishna Developers LLP
302, Golden Bunglow, Juhu Road,
Opposite Santacruz Police Station,
Santacruz West, Mumbai - 400054.

Subject: Certificate of Cost Incurred for Development of Project known as "NAV CHETNA" formally known as The Nav Chetna Co.Op. Hsg. Society Ltd., situated on the Land bearing CTS No.G94, G95 & G96 Juhu Road, Santacruz (West) of Division Bandra, Village Bandra G, Taluka Bandra, District Mumbai City and Mumbai Suburban PIN 400 054 admeasuring 930 sq. mtrs. area being developed by M/s. Forishna Developers LLP.

Sir,

1. I, Mr. Tushar Suthar, have undertaken assignment of certifying Estimated Cost for Building of the Project known as "Nav Chetna" formally known as The Nav Chetna Co.Op. Hsg. Society Ltd., situated on the Land bearing CTS No.G94, G95 & G96 Juhu Road, Santacruz (West) of Division Bandra, Village Bandra G, Taluka Bandra, District Mumbai City and Mumbai Suburban PIN 400 054 admeasuring 930 sq. mtrs. area being developed by M/s. Forishna Developers LLP.
2. We have estimated the cost of the 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 and Consultants and the Schedule of items and quantity for the entire work as

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calculated by Shri. Sandeep Sakpal 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 to ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 19,00,00,000/- (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 Mira Bhyander Municipal Corporation (MBMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 1,00,00,000/- (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.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of Building(s) and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 18,00,00,000/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of 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:

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TABLE A

Building/Tower Number 1

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 31/08/2022 date of Registration is	Rs. 18,00,00,000/-
2	Cost incurred as on 31/08/2022 (based on the Estimated cost)	Rs. 1,00,00,000/-
3	Work done in Percentage (as percentage of estimated cost)	5%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs. 17,00,00,000/-
5	Cost Incurred on Additional / Extra Items as on 31/08/2022 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE B

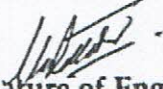
(to be prepared for the entire registered phase of the Real Estate Project)

Sr.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/08/2022 date of Registration is	Rs.1,00,00,000/-
2	Cost incurred as on 31/08/2022 (based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as percentage of estimated cost)	0%
4	Balance Cost to be Incurred (Based on the Estimated cost)	Rs. 1,00,00,000/-
5	Cost Incurred on Additional / Extra Items as on 31/08/2022 not included in the Estimated Cost (Annexure A)	Rs.0/-

TUSHAR SUTHAR

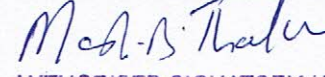
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Yours Faithfully,


Signature of Engineer
Mr. Tushar Suthar

License No. - S/802/SS-1 (840002125)

FORISHNA DEVELOPERS LLP.


AUTHORISED SIGNATORY / PARTNER

Agreed and Accepted by:

Signature of Promoter

Name: Manish B Thakker

Date:

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (**) Balance Cost to be incurred (4) may vary from difference between Total 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/Deleted Items considered in cost

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.	NIL	NIL
2.	NIL	NIL