

**ENGINEER'S CERTIFICATE**

To

**Neelyog Enterprise**  
**Unit No.1037, 10<sup>th</sup> Floor,**  
**N.S.Phadke Road, Andheri(East),**  
**Mumbai-400069**

**Subject:-** Certificate of Cost Incurred for Development of Residential Building No.2, Wing "H" & "I" to be known as "**Neelyog Aawas**" being developed by **M/s. Neelyog Enterprise as on 30.09.2023**

**Ref:-** RERA Registration Number -**P99000046942**

Sir,

1. I, **K.O.Devasia**, have undertaken assignment of certifying Estimated Cost for Residential Building No.2, Wing "H" (Rehab Building) & "I" Wing (Sale Building to be known as "**Neelyog Aawas**") having MahaRERA Registration Number **P99000046942** developed by Neelyog Enterprise.
2. I 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 me for the project under reference by the Developer/Consultants. The schedule of items and quantity required for the entire work as calculated by me, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me to ascertain/confirm the above analysis given to me.
3. I estimate total Estimated Cost of completion of aforesaid project under reference ie. Residential Bldg No.2 ,**Rehab Building Wing "H" as Rs. 340 Lacs & Sale Building Wing "I" to be known as "Neelyog Aawas" as Rs. 520 lacs** ( Stilt, Ground plus 7 floors) at the time of Registration .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) /Wing(s) /Layout / Plotted Development from the **Vasai Virar City Municipal Corporation (VVCMC)** being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is **Rs. 139.14 L** for Rehab Building Wing "H" and **Rs. 213.64 L** for Wing "I" Sale Building to be known as "**Neelyog Aawas**". 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 work of the Residential Building No.2, Rehab Building Wing "H" & Sale Building Wing "I" to be known as "Neelyog Aawas" and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale , of the Project is estimated at **Rs. 507.22 Lacs** (Total of Table A & B).
6. 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**

**Building/ Wing /Layout/ Plotted Development called  
as "Neelyog Aawas"**

| Sr.No | Particular                                                                  | Building Wing H<br>Rehab Building<br>(Rs.) (In Lacs) | Building Wing I<br>Sale Building<br>Amount(Rs.)<br>(In Lacs) | Total<br>Amount<br>(Rs.) (In Lacs) |
|-------|-----------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------|------------------------------------|
| 1     | Total Estimated cost of the Residential Building No.2 as on 30.09.2023      | 340.00                                               | 520.00                                                       | 860.00                             |
| 2     | Cost incurred as on 30.09.2023 (based on the Estimated cost incurred)       | 139.14                                               | 213.64                                                       | 352.78                             |
| 3     | Work done in percentage (as percentage of the estimated cost)               | 40.92%                                               | 41.08%                                                       | 41.02%                             |
| 4     | Balance cost to be incurred (based on Estimated cost)                       | 200.86                                               | 306.36                                                       | 507.22                             |
| 5     | Cost incurred on additional /extra items not included in the Estimated cost | NIL                                                  | NIL                                                          | NIL                                |



**TABLE - B**

**Internal & External Development Works in Respect of the Registered Phase**

| Sr.No. | Particular                                                                                                                                                       | Building Wing<br>"H" - Rehab<br>Building (Rs.)<br>(IN Lacs) | Building<br>Wing "I" Sale<br>Building<br>Amount(Rs.)<br>(IN Lacs) | Total<br>Amount<br>(Rs).<br>(IN Lacs) |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Layout of Neelyog Awas Wing H & I as on 30.09.2023 | NIL                                                         | NIL                                                               | NIL                                   |
| 2      | Cost incurred as on 30.09.2023 (based on the Estimated cost incurred)                                                                                            | NIL                                                         | NIL                                                               | NIL                                   |
| 3      | Work done in percentage (as percentage of the estimated cost)                                                                                                    | NIL                                                         | NIL                                                               | NIL                                   |
| 4      | Balance cost to be incurred (based on Estimated cost)                                                                                                            | NIL                                                         | NIL                                                               | NIL                                   |
| 5      | Cost incurred on additional/extra items not included in the Estimated cost (Table C)                                                                             | NIL                                                         | NIL                                                               | NIL                                   |

Yours faithfully,



**(K.O. Devasia)**

**(License No. D/104/SS-I)**

Agreed and Accepted by:



Signature of Promoter

Name : M/s. Neelyog Enterprise

Date: 25.10.2023

Note :

1. The scope of work is to complete entire 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 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 (1) and Actual Cost incurred (2) due to deviation in quantity required/escalation of cost etc. 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.
4. All components of work with specification 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**

**(which were not part of the Original Estimate of Total Cost)**

| Sr.No | List of Extra/Additional /Deleted Items | Amount |
|-------|-----------------------------------------|--------|
| -     | -                                       | -      |
| -     | -                                       | -      |
| -     | -                                       | -      |

