

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date – 15.01.2024

To,
M/s. PANOM DEVELOPERS LLP
101-102, B- WING , PANOM PARK,
BEHIND JEEVAN VIKAS KENDRA HOSPITAL,
OFF SAHAR ROAD, KOLDONGRI, VILE PARLE-EAST,
MUMBAI 400057.

Subject: Certificate of Cost Incurred for Development of “**PARLESHWAR AANGAN**” for Construction of (SALE WING A – JASMINE / SALE WING B – NIRMAL / REHAB WING H – TULSI & SCHOOL WING I WITH DISPENSERY – VIVEKA) 4 No. of Buildings of the project (applied) [MahaRERA Registration Number] situated on the Plot bearing CTS Nos. 331, 331/1 to 2, 332, 332/1 to 42, 333(pt), 354(pt), 354/17, 358 & 359, 359/1 to 8, 360(pt), 364, 364/1 to 12, 365, 365/1 to 6, 366, 366/1 to 15, 367, 368, 368/1 to 10, 369, 369/1 to 18 & 2095, 2095/1 to 10 of village vile parle, vile parle (E), Mumbai for “Shiv krupa SRA CHS LTD”. admeasuring 12698.22 sq.mts. area being developed by **M/s. Panom Developers LLP**.

Ref: MahaRERA Registration Number P51800049682

Sir,

I Mahesh M. Gosavi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being “**PARLESHWAR AANGAN**” (SALE WING A – JASMINE / SALE WING B – NIRMAL / REHAB WING H – TULSI & SCHOOL WING I WITH DISPENSERY – VIVEKA) 4 No. of Buildings of the project (applied) [MahaRERA Registration Number] situated on the plot bearing CTS Nos. 331, 331/1 to 2, 332, 332/1 to 42, 333(pt), 354(pt), 354/17, 358 & 359, 359/1 to 8, 360(pt), 364, 364/1 to 12, 365, 365/1 to 6, 366, 366/1 to 15, 367, 368, 368/1 to 10, 369, 369/1 to 18 & 2095, 2095/1 to 10 of village vile parle, vile parle (E), Mumbai for “Shiv krupa SRA CHS LTD”. admeasuring 12698.22 sq.mts. area being developed by **M/s. Panom Developers LLP**.

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

(i) Mr. Santosh Zirmute of M/s Arch View Associates as L.S. / Architect.

RE.M.Gosavi

(ii) Mr. Achyut Narayan Watve of M/s J W. Consultants LLP as Structural Consultant.

(iii) Mr. Prashant Barbade of M/s Litrum Consultant Pvt. Ltd as MEP Consultant.

(iv) Mr. Mahesh M. Gosavi as Quantity Surveyor.

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. Mahesh M. Gosavi 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 74,86,45,172/- (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 SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 13,35,35,217/- 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 SRA (planning Authority) is estimated at Rs. 61,51,09,955/- (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 (WING A, B, H, & I)

| Sr. No | Particulars | Amounts |
|--------|--|--------------------|
| (1) | (2) | (3) |
| 1 | Total Estimated cost of the building/wing as on 31.12.2023 | Rs. 70,29,45,172/- |

Handwritten signature

| | | |
|---|---|--------------------|
| 2 | Cost incurred as on 31.12.2023 (based on the Estimated cost) | Rs. 13,35,35,217/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 18.99 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 56,94,09,955/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31.12.2023 not included in the Estimated Cost (Annexure A) | NIL |

TABLE B (WING A, B, H, & I)

| Sr. No. | Particulars | Amounts |
|------------|--|------------------|
| (1) | (2) | (3) |
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.12.2023 | Rs.4,57,35,663/- |
| 2 | Cost incurred as on 31.12.2023 (based on the Estimated cost). | NIL |
| 3 | Work done in Percentage (as Percentage of the estimated cost). | NIL % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost). | Rs.4,57,35,663/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31.12.2023 not included in the Estimated Cost (Annexure A). | NIL |

Yours faithfully,
MR. MAHESH M. GOSAVI

MR. MAHESH M. GOSAVI

SIGNATURE OF ENGINEER

(ii) Mr. Achyut Narayan Watve of M/s J W. Consultants LLP as Structural Consultant.

(iii) Mr. Prashant Barbade of M/s Litrum Consultant Pvt. Ltd as MEP Consultant.

(iv) Mr. Mahesh M. Gosavi as Quantity Surveyor.

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. Mahesh M. Gosavi 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 74,86,45,172/-(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 SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 13,35,35,217/- 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 SRA (planning Authority) is estimated at Rs. 61,51,09,955/- (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 (WING A, B, H, & I)

| Sr. No | Particulars | Amounts |
|--------|--|--------------------|
| (1) | (2) | (3) |
| 1 | Total Estimated cost of the building/wing as on 31.12.2023 | Rs. 70,29,45,172/- |

Handwritten signature

Agreed and Accepted by:
For PANOM DEVELOPERS LLP



NAINESH GANDHI
PARTNER

Date: 15.01.2024

*** 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 labour, 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.

