



Pinnacle Consultants

Licensed Surveyors, Engineers

A/1404, Gracia , Dosti Imperia Complex ,Manpada , Ghodbunder Road , Thane (W) - 400610
Mobile : 9821514269 Email : pinnacleconsultants8@gmail.com

Annexure – B

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

To,
Nahar Builders Ltd.,
B-1, Mahalaxmi Chambers,
22, Bhulabhai Desai Road, Mahalaxmi,
Mumbai – 400 026.

Date:13th July, 2023

Subject: Certificate of Cost Incurred for Development of Construction for proposed building of the situated on the Plot bearing C.T.S. No.46 (pt) & 1D (pt), in sector R-5/A, of Village Chandivali at Chandivali Kurla (W), Mumbai-400 072, (MahaRERA Registration Number No.P51800047208).

Sir,

1. We Nahar Builders Ltd., have undertaken assignment of certifying Estimated Cost for development of Construction for proposed building of the situated on the Plot bearing CTS No.46 (pt) & 1D (pt) in sector R-5/A, of Village Chandivali at Chandivali Kurla (W), Mumbai-400 072, (MahaRERA Registration Number No.P51800047208).
2. We have estimated the cost of Civil, MEP and applied works required for completion of the apartment and proportionate completion of internal and external works of the project as per specification mentioned in the agreement of sale. Our estimated cost calculation is based on the drawings/ plan 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 Shri Devidas Auti Consultancy Pvt. Ltd. quantity surveyor appointed by developers/ 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.



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3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs.4,100 Lakh** (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) / Wing(s) / Layout / Plotted Development from the Brihanmumbai Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.961.65 Lakh** (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 of the apartment and proportionate completion of internal & external works as per specification mentioned in agreement of sale of the project is estimated at **Rs.3,138.35 Lakhs**. (Total of Table A and B).
6. I certify that the cost of the Civil, MEP and allied work for the apartment and proportionate completion of internal & external works as per specification mentioned in agreement of sale of the aforesaid project is completed on the date of this certificate is as given in Total of Table A and B Below:

TABLE A

Project Name "Winterberry Tower and Plaza"

Sr. NO.	Particulars	Amounts
1.	Total Estimated cost of the building /wing as on plotted development.	4,100 Lakhs
2.	Cost incurred as on date of certificate on 30/06/2023.	Rs.961.65 Lakhs
3.	Work done in Percentage (as percentage of the	23.45%



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	Estimated cost)	
4.	Balance Cost to be incurred (as percentage of the Estimated Cost)	Rs.3,138.35 Lakhs.
5.	Cost Incurred on Additional/ Extra Items not included in the Estimated Cost (Table -C)	NIL

TABLE B

Internal & External Development works in respect of the registered phase.

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date.	NIL
2.	Cost incurred as on date of certificate 30/06/2023.	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	NIL
4.	Balance Cost to be incurred (Based on Estimated Cost)	NIL
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	NIL

Yours Faithfully,

VINAY
GAJANAN
MUKADAM

Shri. V.G. Mukadam.
(License No.M/367/LS)

Agreed and accepted by Nahar Builders Ltd.

Signature of promoter

Name: MAHESH C. PRADESHAN

Date: 15/07/2023.

