

FORM-2
ENGINEER'S CERTIFICATE

Date: 27/01/2025

M/s. Indu Enterprise 504/505,
Dattatraya Annex LT. Road,
Mulund (E). Mumbai 400081

Subject: Certificate of Percentage of Completion of Construction Work of the Mulund Ankoor co-operative housing society. Situated on the Plot bearing CTS No. 1108 demarcated by its boundaries "VAITY APARTMENT" to the South East, DHINGRA GARDEN to The North West, CHAPHEKAR BANDHU MARG To the North East, NEETA APARTMENT To the South West of Village - Mulund, Taluka - Kurla,. District of Mumbai Suburban, PIN 400081 admeasuring 899.2sq.mts. Area being developed by M/s. Indu Enterprise.

Ref: MahaRERA Registration Number-P51800002668

Sir,

I Mr. Rajan Chandrakant Tipnis have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building situated on the plot bearing CTS No. 1108 of Village - Mulund, Taluka - Kurla,. District of Mumbai Suburban, PIN 400081 admeasuring 899.2sq.mts. Area being developed by M/s. Indu Enterprise.

Following technical professionals are appointed by Owner / Promoter: —

- (i) Mr. Ramesh Dalvi as Architect.
- (ii) Mr. Rajan Chandrakant Tipnis as Structural Consultant.
- (iii) Shri. Sachin Yadav as Site Supervisor.

2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the

Building 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 the professionals appointed by

3. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 7,14,02,926 (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 from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 6,66,07,593 (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 of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM is estimated at Rs. 47,95,333 (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

Building called as The Mulund Ankoor Co-operative Housing Society.

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building as on date of Registration is	Rs. 7,14,02,926.00
2.	Cost incurred as on 31.12.2024 (based on the Estimated cost)	Rs. 6,66,07,593.00
3.	Work done in Percentage (as Percentage of the estimated cost)	93.28%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 47,95,333
5.	Cost Incurred on Additional /Extra Items as on 31.12.2024 not included in the Estimated Cost (Annexure A)	Rs. 0.00

Table B

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.12.2024 date of Registration is	0/-
2.	Cost incurred as on 31.12.2024 (based on the Estimated cost).	0/-
3.	Work done in Percentage (As Percentage of the estimated cost).	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	0/-
5.	Cost Incurred on Additional /Extra Items as on 31.12.2024 not included in the Estimated Cost (Annexure A).	0/-

Yours Faithfully,

R.C. Tipnis
Structural Engineer
M.C.G.M. Licence No. STR:840004500