

STRUCTURAL CONSULTANT
CHARTERED ENGINEER
VALUER
PROJECT MANAGEMENT
CONSULTANT

R.C. TIPNIS

B.E. (CIVIL), M.I.E.

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL: 2163 4791 • 21634399
• CELL: 98200 56799 • E-MAIL: rcipnis@gmail.com

Annexure – B

Form -2

[see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing project and withdrawal of Money from Designated Account – Project wise)

Date : 16/04/2025

To,

Dani Builders & Developers,
03 Ground Floor,
Rassiwala Flat,
M.P. Marg, Pipe Road,
Kurla (W),
Mumbai 400 070.

Sir,

Re: Certificate of Cost Incurred for Development of Khaliliya Complex, for Construction of single building of the single Phase (MahaRERA Registration Number P51800008484) situated on the Plot bearing CTS No. 921(pt) and 922(pt).
(only Application after project Registration) being developed
by Mr.Riyaz R. Shah Proprietor of Dani Builders & Developers .

1.I R. C. Tipnis have undertaken assignment of certifying Estimated cost for Dani Builders & Developers having MahaRERA Registration No . P51800008484 (Only Applicable after project Registration being developed by Mr. Riyaz R. Shah Proprietor of M/s Dani Builders & Developers

2. I have estimated the cost of civil. MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the Project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the drawings /plans made available to us for the entire work as calculated by Mr. M S Shaikh Quantity surveyor appointed by Developer / Engineer , the assumption of the cost 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 me.

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3. I estimate Total Estimated Cost of Completion of the aforesaid project under reference at Rs. 26,17,00,000/- (Total of Table A and B) at the of Registration . The estimated Total cost of proportionate completion of internal & external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate /completion certificate for the building (S) wings /Layout /plotted Development is being implemented..

4. The Estimate cost incurred till date is calculated at Rs. 11,88,98,730 Total of Table A and B) . The amount of Estimated cost incurred is calculated on the basis of input materials /services of these items.

5. The Balance cost of completion of the civil , MEP and Allied works for completion of apartments and proportionate completion of internal & external works , As per specification in agreement of sale , of the project is estimated at Rs. 14,28,01,270 /- (total A and B)

6. I Certify that the civil , MEP and allied work for the apartments and proportionate internal & external works , as per specification mentioned in agreement of sale ,of the aforesaid project as completed on the date of this certificate is as given in the Table A and B below.

TABLE A

Building/wings /Layout / Plotted Development bearing Number - or called M/s Dani Builders & Developers (to be prepared separately for each Building /wing/Layout /Plotted Development of real Estate project)

SR. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / wing/ Layout/Plotted Development as on date of Registration is	24,27,00,000/-
2.	Cost incurred as on date of certificate on 31/03/2025	11,94,08,400/-
3.	Work done in Percentage (as percentage of the estimated cost)	49.20%
4.	Balance cost to be Incurred**(Based on Estimated cost)	12,32,91,600/-
5.	Cost Incurred on Additional / Extra items not included in the Estimated cost (Table -C)	0

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TABLE B

Internal & External Development Works in Respects of the Registered phase

Sr.No	Particulars	Amount (In RS.)
1.	Total Estimated Cost of the internal and External Development works including amenities and facilities in the layout as on date of Registration is 18/07/2017	1,90,00,000/-
2.	Cost incurred as on date of certificate on 31/03/2025	0
0 3.	Work done in percentage (as Percentage of the estimated cost)	0
4.	Balance cost to be Incurred ** (Based on Estimated Cost)	1,90,00,000/-
5.	Cost Incurred on Additional / Extra items not include in the Estimated cost (Table C)	

Yours Faithfully,

Rajan
Chandrakan
t Tipnis

R.C. TIPNIS

Digitally signed by
Rajan Chandrakant
Tipnis
Date: 2025.04.16
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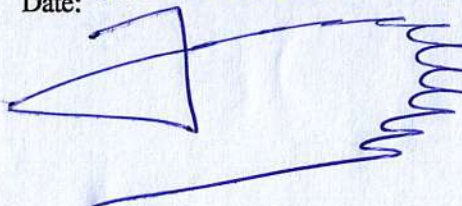
CONSULTING STRUCTURAL ENGINEER

M.C.G.M. REGN. NO. STR :840004500

Agreed and Accepted by:

Name : *Junaid Riyaz Shah*

Date: For DANI BUILDERS & DEVELOPERS

 Partner

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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 (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 / qualification. /example :Any Deviations in input material used from specification 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 (In Rs.)
1.	-	-