

SHAHZAD A. TANWAR (B.E. CIVIL)

01, Ground Floor, Ghulam Hussain Mansion, Bhardawadi Lane, S. V. Road, Andheri (West), Mumbai – 400 058.

FORM - 2

ENGINEER'S CERTIFICATE

(01.04.2025 to 30.06.2025)

To,

The M/s. Gahlot Development Services Pvt. Ltd.
Ghulam Hussain Mansion, Bhardawadi Lane,
S. V. Road, Andheri (West),
Mumbai – 400 058.

**Sub.: Certificate of Cost Incurred for Development of the Project
“MOBIN HEIGHTS” having MahaRERA Registration Number
P51800011697 being developed by M/s. Gahlot Development
Services Pvt. Ltd.**

Sir,

1. We have undertaken assignment of certifying Estimated Cost for the **Project “MOBIN HEIGHTS”** having **MahaRERA Registration Number P51800011697** being developed by **M/s. Gahlot Development Services Pvt. Ltd.**
2. We 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 for Sale. Our estimated cost calculations are based on the Drawings / plans made available to us for the project under reference by the **Developer** and Consultants. The Schedule of items and quantity for the entire work as calculated by **MR. JUBER JATU (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 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 as **Rs. 14,00,00,000/- (Rupees Fourteen Crore only) (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 work required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in Agreement for Sale for the purpose of obtaining occupation certificate / completion certificate for the building i.e. **“MOBIN HEIGHTS”** from the **BMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred uptill **30.06.2025** calculated at **Rs. 11,60,00,000/- (Rupees Eleven Crore Sixty Lacs only) (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 for completions of the apartments and proportionate completion of internal & external works, as per specifications mentioned in Agreement for Sale of the Project is estimated at **Rs. 2,40,00,000/- (Rupees Two Crore Forty Lacs only) (Total of Table A and B)**.
6. We certify that the Cost of the Civil, MEP and allied work for completions of the apartments and proportionate completion of internal & external works, as per specifications mentioned in Agreement for 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 : MOBIN HEIGHTS

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building Development as on 30.06.2025	Rs. 13,75,00,000/-
2	Cost incurred as on 30.06.2025	Rs. 11,60,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	84.36%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,15,00,000/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure-C)	NIL

TABLE-B

Internal & External 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 30.06.2025	Rs. 25,00,000/-
2	Cost incurred as on 30.06.2025	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 25,00,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-B)	NIL

Yours Faithfully


(MR. SHAHZAD A. TANWAR)

Agreed and Accepted by


Signature of Promoter

Place : Mumbai.

Date : 10.07.2025.



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TABLE - C

**List of Extra / Additional Items executed with Cost
(which were not part of the Original Estimate of Total Cost)**

Sr. No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
	NIL	NIL