

FORM-2

ENGINEER'S CERTIFICATE

Date: 5th April 2025.

To
M/s. M.P. Global Height Pvt. Ltd.,
Shop No. 1 & 2, Amba Ashish,
Daulat Nagar, Borivali (East),
Mumbai - 400 066.

Subject: Certificate of cost incurred for Development of **"Yashwant Height"** for construction of 01 No. of building, single Wing of the entire project phase (MahaRERA Registration Number - **P51800010825**) situated on the plot bearing C.T.S. No. 812, 812/1 to 9 demarcated by its boundaries latitude 19°14'58.1" N and longitude 72°51'31.6" E, 6.00Mt. wide internal road C.T.S. No. 811 to the North, C.T.S. No. 816 to the South, L.T. Road to the East, and CTS No. 813 to the West of Division Konkan, Village Dahisar, Taluka Borivali, District Mumbai (Suburban), PIN 400 068 admeasuring 1398.80 sq.mts. area being developed by M/s. M.P. Global Height Private Limited.

Dear Sir,

I, **Hiren M. Tanna**, have undertaken assignment of certifying estimated cost for the subject real estate project being 01 No. of Building, single wing of the entire project phase (MahaRERA Registration Number - **P51800010825**) situated on the plot bearing C.T.S. No. 812, 812/1 to 9 demarcated by its boundaries latitude 19°14'58.1" N and longitude 72°51'31.6" E, 6.00Mt. wide internal road C.T.S. No. 811 to the North, C.T.S. No. 816 to the South, L.T. Road to the East, and C.T.S. No. 813 to the West of Division Konkan, Village Dahisar, Taluka Borivali, District Mumbai (Suburban), PIN 400 068 admeasuring 1398.80 sq.mts. area being developed by M/s. M.P. Global Height Private Limited.

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

- (i) Shri **Atul A. Rana** as L.S./Architect;
- (ii) Shri **Hiren M. Tanna** as Structural Consultant
- (iii) Shri **Sandesh – Mak MEP Consultants** as MEP Consultant
- (iv) Shri **Siddhesh Pawaskar** 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. Siddhesh Pawaskar**, 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. 20,00,00,000/-** (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at **Rs. 13,29,69,279/-** (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Municipal Corporation of Greater Mumbai (planning Authority) is estimated at **Rs. 6,70,30,721/-** (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

(prepared for single Wing Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the building/wing as on 31.08.2017 date of Registration is	Rs. 18,00,00,000/-
2	Cost incurred as on 31.03.2025 (based on the estimated cost)	Rs. 13,14,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	73.00%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 4,86,00,000/-
5	Cost incurred on Additional /Extra Items as on date of certificate not included in the estimated cost (Annexure A)	Rs. NIL

TABLE B

(prepared for the entire registered phase-I of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.08.2017 date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on 31.03.2025 (based on the Estimated cost)	Rs. 15,69,279/-
3	Work done in Percentage (as Percentage of the estimated cost)	7.85%
4	Balance cost to be incurred (Based on estimated cost)	Rs. 1,84,,30,721/-
5	Cost incurred on additional /extra items as on 31.12.2024 not included in the estimated cost (Annexure A)	Rs. 00.00

Yours Faithfully

Hiren M.
Tanna

Digitally signed
by Hiren M.
Tanna

Date: 2025.04.05
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HIREN M. TANNA
B.E. (CIVIL), A.M.I.E.
REG. NO. STR:840003119
(OLD REG. NO. STR/T/35)

Agreed and Accepted by:

M/s M.P. Global Height Pvt. Ltd.
(Promoter)

