

MOHAMMAD SHAKIR ANSARI

C/321, C –Wing, Aqsa Manzil, Siddique Lane, Madanpura Mumbai 400008
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ENGINEER'S CERTIFICATE

Date: 28/09/2024.

To,
M/S Naman Regency Developers,
4c/4d, Vijay Chambers,
Opp. Dreamland Cinema,
Tribhuvan Road, Grant Road (E),
Mumbai – 400004.

Subject : Certificate of approximate Cost incurred for Development of "NAMAN REGENCY " for construction of Building, wing A1 REHAB, A2 MHADA, B-SALE, situated on the plot bearing CS No 10D/124 PLOT NO.13/2 of Mazgaon division demarcated by its boundaries Towards East 6.00 mtr wide existing road, Towards west- 10E/124 & 10F/124 Towards North – 18.28 Mtr Wide MatharPakhadi Road, Towards South – 124 part, Village – Mumbai city, and District Mumbai , PIN - 400010 admeasuring 1879.58 Sq. Mtr. area being developed by 'M/s. 'NAMAN REGENCY DEVELOPERS'

Ref: MahaRERA Registration No. P51900010793.

Sir,

I Mr. Mohammad Shakir Ansari, have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under Maha RERA, being " NAMAN REGENY " Building of the Project situated on the plot bearing CS No 10D/124 of Village - Mumbai city, Taluka – konkan and District - Mumbai , PIN 400010, Mazgaon division demarcated by its boundaries, Towards West-10E/124 & 10F/124, Towards North – 18.28 Mtr Wide MhatarPakhadi Road, Towards South - 124 part, admeasuring 1879.58Sq. Mtr. area being developed by 'M/s. "NAMAN REGENCY DEVELOPERS"

Following technical professionals are appointed by Owner/Promoter: -

1. M/S/Shri/Smt: A.P, DHARIA & ASSOCIATES as L.S/Architect,
2. M/S/Shri/Smt: J W CONSULTANTS LLP as Structural Consultant,
3. M/S/Shri/Smt: INTEGRATED TECHNICAL SERVICES as MEP Consultant,
4. M/S/Shri/Smt: ARCHITECT LOKHANDWALA F.T as Design Consultant Architect,
5. M/S/Shri/Smt: MOHAMMAD SHAKIR ANSARI as Site Supervisor.

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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 calculation are based on the Drawing/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 **Mohammad Shakir Ansari** engineer appointed and the assumption of the cost 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, WING A1(REHAB) & A2 (MHADA)of the aforesaid project under reference as 34.46 CR(Total of Table A) and for WING B SALE the aforesaid project under reference as 46.36 CR (Total of Table A). 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
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, planning Authority is estimated at Rs. 5.58 CR
4. The Estimated Cost Incurred till date is calculated at Rs. 75.24 CR. (Total of Table A) The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
6. I certify that the cost of Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is given in Table A below:

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TABLE AWING A1 (REHAB) + WING A2 (MHADA)

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the building/wing as on 31/03/2024.	16.43 CR
2	Cost incurred as on 31/03/2024 (based on the Estimated cost).	15.21 CR
3	Work done in Percentage (as percentage of the estimated cost)	92.57 %
4	Balance cost to be Incurred (based on estimated cost)	1.22 CR
5	Cost incurred on Additional /Extra Item as on 31/03/2024 not included in the Estimated Cost (Annexure A)	16.39 CR

TABLE AWING B(SALE)

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the building/wing as on 31/03/2024 date of Registration	21.45 CR
2	Cost incurred as on 31/03/2024 (based on the Estimated cost)	21.01 CR
3	Work done in Percentage (as percentage of the estimated cost)	97.94 %
4	Balance cost to be Incurred (based on estimated cost)	0.44 CR
5	Cost incurred on Additional /Extra Item as on 31/03/2024 not included in the Estimated Cost (Annexure A)	22.63 CR

Thanking you.

Yours Faithfully,

Shakir

Signature of Engineer

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ANNEXURE A

List of Extra/Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

SR. No.	Particulars	Amount in Rs.
	On site expenditure for Development of entire project excluding cost of construction as per Table A &B above, i.e. Salaries, Consultant's Fees, site Overheads, Development Works, cost of services (including Water, Electricity, Sewerage, drainage, Layout Roads etc. cost of Machineries including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	6.00 CR
	Acquisition cost of land or Development Rights, Lease Premium, Lease rent, interest cost incurred or payable on land cost and legal cost ASR	10.45 CR
	Principal sum and interest payable to financial institutions, schedule banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	26.50 CR