

Azeem A. Naik

B.M.C. Registered License Site Supervisor - I

Address : Shop No. 18-19,
Mayuresh COSMOS Premises CHS Ltd.,
Plot No. 37, Sector - 11, C.B.D. Belapur,
Navi Mumbai - 400 614

OFFICE NO. 022-27560365

Ref.:

Date : _____

FORM - 2

ENGINEER'S CERTIFICATE

To,

Date -23.06.2025

M/s NAVROZE ENTERPRISES.

214, 2nd floor, Wadala Udyog Bhavan

Naigaon Cross road, Naigaon,


Dadar (E), Mumbai – 400 031

Subject: Certificate of Percentage of Completion of Construction Work of Building
(2 LVL+ Bs+Gr+13 floor) Residential Building Project name "NAJAMAI
MANSION" having MahaRERA Registration Number _____ being
developed by M/s NAVROZE ENTERPRISES

Sir,

I MR.AZEEM NAIK have undertaken assignment of certifying Estimated cost for
Percentage of Completion of Construction Work for building of (2LVL+B_s+Gr+13floor)
Residential Building Project name "NAJAMAI MANSION" having MahaRERA Registration
Number _____ developed by M/s NAVROZE ENTERPRISES.

2. We have estimated the cost of civil MEP and Allied work required for completion of
the apartments and proportionate completion of internal & external work of the project as
per specification mentioned in agreement of sale Our estimated cost calculation are based
on the drawings/plans made available to us for the project under reference by the
Developer / Consultants. The schedule of items and quantity required for the entire work


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as calculation by **MR. AZEEM NAIK** Quantity Surveyor appointed by Developer / Engineer the assumption of the cost material, labour and other inputs made by the developer and the site inspection carried out by us to ascertain/confirm the above analysis to us.

3. We estimate Total Estimate cost of completion of the aforesaid project under reference at Rs.35,00,00,000/- (Total of Table A and B) for "**NAJAMAI MANSION**" at the time of registration The Estimate 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 of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings Development from the Matunga MUNICIPAL CORPORATION OF GRETER MUMBAI (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.12,60,00,000/- (Total of Table A and B) for "**NAJAMAI MANSION**" 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 required for completion of the apartments and proportionate completion of internal works of the project as per specification mentioned in agreement of sale, of the Project is estimated at Rs.22,40,00,000/-

6.I certify that the cost of the Civil, MEP and allied works 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 Table A and B below.

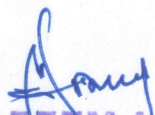

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TABLE A

Building development bearing No. ___ called "NAJAMAI MANSION" to be Development of the Real Estate Project :

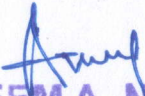
Sr.No.	Particulars.	Amounts
1	Total Estimated cost of the building as on date of Registration is	31,50,00,000.00
2.	Cost incurred as on date of certificate	11,02,50,000.00
3.	Work done in Percentage	35%
4.	Balance Cost to be incurred** (based on Estimated Cost)	20,47,50,000.00
5.	Cost incurred on Additional /Extra Items not included in the Estimated Cost (Table -C)	0

TABLE B

Sr,no.	Particulars	Amounts
1.	Total Estimated cost of the internal and external Development work including amenities and facilities in the layout as on date of Registration is	3,50,00,000.00
2.	Cost incurred as on date of certificate	1,57,50,000.00
3.	Work done in percentage (as percentage of the	45%
4.	Balance Cost to be incurred**	1,92,50,000.00
5.	Cost incurred on Additional/Extra Items not included in the Estimated cost (Table - C)	0

Yours faithfully,

Agreed and Accepted by


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Mr. Akbar M.Kazi

Note:

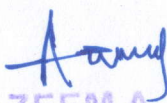
- 1 The Scope of work is to complete registered real Estate project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
2. (*)Quantity Survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculation 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 amendment of the cost incurred/ to be incurred.
5. All components of work with specification are indicative and not exhaustive.
6. Please specify if there are any deviations/qualifications. Example. Any deviations in input material used from specifications 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
1.		
2.		


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