

PRAGNESH OZA

F/13, SAI KRUPA MALL, OPP. DAHISAR
RAILWAY STATION, DAHISAR (WEST),
MUMBAI-400068

Tel. No.: 8369209625/9869087905
Email: techflow2012@gmail.com,
techflowmumbai@gmail.com.

FORM-2 ENGINEER'S CERTIFICATE

Date: 18.10.2025

To,

AMRAPALI HEIGHTS CO. OP. HSG. SOCIETY LTD.

Project Name: SEERon Dyo

C.T.S. No. 1375/C of Village Malad-South,
Chinchavali, Behind Sunder Nagar, Malad (W),
Mumbai – 400 064.

Subject: Certificate of Cost Incurred for Development of **Amrapali Heights Co. Op. Hsg. Society Ltd** having MAHARERA Registration Number **New Project** Being Self-Redeveloped by **Amrapali Heights Co. Op. Hsg. Society Ltd**.

Dear Sir,

1. I **PRAGNESH OZA** have undertaken the assignment of certifying Estimated Cost for **Amrapali Heights Co. Op. Hsg. Society Ltd.** having MahaRERA Registration Number **New Project** being developed by **Amrapali Heights Co. Op. Hsg. Society Ltd.**

2. We have estimated the cost of Civil, MEP, and allied works required for the completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the agreement of sale. Our estimated cost calculations 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 as calculated by **PRAGNESH OZA** Quantity Surveyor appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us to ascertain /confirm the above analysis given to us.

3. We estimate the Total Estimated Cost of completion of construction of the aforesaid project under reference at **Rs.33,29,00,000/- (Thirty-Three Crores Twenty-Nine Lakhs)** (Total of Table A and B) The estimated Total Cost of the project is with reference to the Civil, MEP, and Allied works required for the completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Building(s) / Wing(s) / Layout/Plotted Development from the MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Overall Cost incurred till date is calculated at **Rs.29,50,36,869/-** (Total of Table A and B) out of the total project cost. The amount of Estimated Cost incurred is calculated on the basis of input materials/services used and the unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP, and Allied works for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in the agreement of sale, of the Project is estimated at **Rs.33,29,00,000/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP, and allied work for the apartments and proportionate internal and external works, as per specifications mentioned in the agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:



PRAGNESH OZA

**F/13, SAI KRUPA MALL, OPP. DAHISAR
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TABLE A

Building /Wing /Layout / Plotted Development Amrapali Heights Co. Op. Hsg. Society Ltd.
C.T.S. No. 1375/C of Village Malad-South, Chinchavali, Behind Sunder Nagar, Malad (W),
Mumbai – 400 064.

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout/ Plotted Development as on the date of Registration is	Rs.2950,36,869/-
2.	The cost incurred as on 31/07/2024 (Based on the Estimated Cost)	Rs.505,75,160/-
3.	Work done in Percentage (as Percentage of the estimated cost)	17.14%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.24461709/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	Nil

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	The total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	Rs 0.00/-
2.	Cost incurred as on date of certificate	Nil
3.	Work done in Percentage (as Percentage of the estimated cost)	Nil
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 0.00/-
5.	Cost incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Nil

Yours Faithfully,



Pragnesh Oza.

MCGM/STR/840002926(STR/O/05)

Signature of Promoter

AMRAPALI HEIGHTS CO. OP. HSG. SOCIETY LTD.