



Manish A. Shah

Engineers & Designers

303-307, 'GARNET', Seven Jewels, Silvassa Road, Vapi 396 191 Gujarat.
Tel.: (0260) 2422335., Mob.: 09737876750
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FROM -2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 30/09/2023

To,
OSIAN DEVELOPERS,
DWARKARAJ TOWERS,
SUTARPADA, TALSARI.

Subject: Certificate of Cost Incurred for Development of Project “**DWARKARAJ TOWERS**” having MahaRERA Registration Number **P99000051888** being developed by **OSIAN DEVELOPERS**.

Sir,

1. I **Mr. Manish A. Shah** have undertaken assignment of certifying Estimated Cost for Project “**DWARKARAJ TOWERS**” having MahaRERA Registration Number **P99000051888** being developed by **OSIAN DEVELOPERS**.
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartment and proportionate completion of internal and external work of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the drawing/plans made available to us for the project under reference by the Developer. The schedule of item and quantity required for the entire work as calculated by Mr. Bhavin Shah quantity surveyor appointed by Developer, 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. 15,40,79,000/-** (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 works required for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building(s) /Wing (s) /Layout/plotted development from the **TALASARI NAGAR PANCHYAT** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 3,13,91,151/-** (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 completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 12,26,87,849 /-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate internal and external work, as per specifications 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 NAME
DWARKARAJ TOWERS
(To be prepared separately for each Building/ Wing/ Layout/ Plotted
Development of the Real Estate Project)

Sr. No.	Particulars	Amounts (In Rs.)
1	Total estimated cost of the building/ wing/ Layout/ Plotted Development as on date of registration is	Rs. 15,40,79,000/-
2	Cost incurred as on date of certificate	Rs. 3,13,91,151 /-
3	Work done in percentage (as percentage of the estimated cost)	20.37 %
4	Balance cost to be incurred (based on estimated cost)	Rs. 12,26,87,849 /-
5	Cost incurred on additional/extra items not included in the estimated cost (table-C)	---

TABLE – B
Internal and external development work in respect of the entire registered phase

Sr. No.	Particulars	Amounts (In Rs.)
1	Total estimated cost of the internal and external development work including amenities and facilities in the layout as on date of registration is	NIL
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)	NIL
5	Cost incurred on additional/extra items not included in the estimated cost (table-C)	NIL

Yours Faithfully,

(MANISH A. SHAH)
License No. 1 0 2 0 E R L 1 0 0 1 2 7 0 1 0 4 4
Validity Date: 10/01/2027

