

TEJAS M. SHAH (B.E. CIVIL.)

F-103, SHYAM KAMAL C- BUILDING, AGRWAI MARKET, VILE PARLE (EAST), MUMBAI 400057.

FORM-2 ENGINEER'S CERTIFICATE

January 05, 2024

**Pentagon Premises Pvt Ltd-DEVELOPER
PPPL-IMK PREMISES LLP- CO-PROMOTER**

A-601, Leo,
24th Road,
Khar-w,
Mumbai - 400052.

Subject: Certificate of cost Incurred for Development of **MANTRI OUR HOME** situated on the plot bearing **C.T.S. No. 822/3, 822/4, 822/5 & 822/6**, demarcated by its boundaries:

To the North : 19 07 44.78N / 72 49 56.09E
To the South : 19 07 41.92N / 72 49 56.70E
To the East : 19 07 44.58N / 72 49 57.22E
To the West : 19 07 42.13N / 72 49 55.54E

Of Village Ambivali, Sahakar Nagar, Andheri (w), Taluka – Andheri, District – Mumbai Suburban, Pin – 400053 admeasuring 2799 sq. mtrs. area being developed by Pentagon Premises Pvt Ltd having office at A-601, Leo, 24th Road, Khar-w, Mumbai - 400052.

Reference:

MahaRERA Registration Number – P 51800051596

Sir,

I, TEJAS SHAH. have undertaken assignment of certifying Estimated Cost for the Subjected Real Estate Project proposed registered under above referred MahaRERA, being buildings/Wings of the project “**MANTRI OUR HOME**“ situated on plot bearing CTS NO: 822/3, 822/4, 822/5 & 822/6, developed by **PENTAGON PREMISES PVT LTD.** & co-promoter PPPL-IMK PREMISES LLP.

Following technical professionals are appointed by Owner/Promoter: -

- 01.M/s. Reza Kabul Architects Pvt Ltd as Architect
- 02.M/s. J. W. Consultants LLP as Structural Consultant
- 03.M/s. Wisetech MEP Consultants Pvt Ltd as MEP Consultant
- 04.Shri. Shivprakash Ramashray Tiwari as Site Supervisor

TEJAS M. SHAH (B.E. CIVIL.)

F-103, SHYAM KAMAL C- BUILDING, AGRWAL MARKET, VILE PARLE (EAST), MUMBAI 400057.

I/We, have estimated the cost of the completion of construction till date 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 and the assumption of the cost of material, labour and other inputs made by developer and the site inspection carried out by us.

- 01.I, estimate Total Estimated Cost of completion of the buildings/Wings Plinth of the aforesaid project under reference as Rs. 90,83,00,000/- (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 02.The Estimated Cost Incurred till date is calculated on the base of amount of Total Estimated Cost.
- 03.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 MCGM, the planning Authority) is estimated at **Rs. 65,09,32,000/- (Total of Table A and B).**

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
Building/Wings of "MANRI OUR HOME"

S. No.	Particulars	Amount
1	Total Estimated cost of Buildings/Wings as on date of Registration	Rs. 57,34,00,000/-
2	Cost incurred as on 30/08/2023 (based on the Estimated cost)	Rs. 17,51,51,200/-
3	Work done in Percentage - PLINTH (as Percentage of the estimated cost)	30.55%
4	Balance Cost to be Incurred (Based on Estimated Cost)	39,82,48,800.
5	Cost Incurred on Additional / Extra Items as on _____ - _____ not included in the Estimated Cost (Annexure A)	NIL

TEJAS M. SHAH (B.E. CIVIL.)

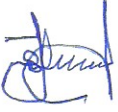
F-103, SHYAM KAMAL C- BUILDING, AGRWAL MARKET, VILE PARLE (EAST), MUMBAI 400057.

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

S. No.	Particulars	Amount
1	Total Estimated cost of the internal & external Development Works including amenities and Facilities as on Date of Registration	Rs. 33,49,00,000/-
2	Cost incurred as on 30.08.2023 (based on the Estimated Cost)	Rs. 08,22,16,800/-
3	Work done percentage (as percentage of estimated cost)	24.55%
4	Balance Cost to be incurred (based on Estimated Cost)	Rs. 25,26,83,200/-
5	Cost incurred on Additional/Extra items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours very truly,



TEJAS SHAH.
(B.E Civil.)

NOTE:

9. The Scope of Work is to complete entire Real Estate as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate
10. The estimated cost includes all land owner charges labour, material, equipment and machinery required to carry out entire work
11. AS this is an estimated cost, any deviation in quantity required for development of Real Estate Project will result in amendment of the cost incurred/to be incurred.
12. All components of work with specifications are indicative and not exhaustive