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Consulting Engineers

FORM-2

ENGINEER'S CERTIFICATE

31.03.2024

To  
M/s Om Shanti Housing Development Company  
B Wing 13<sup>th</sup> Floor, Opp. Peninsula Corporate Business park,  
Senapati Bapat Marg, Lower Parel, West  
Mumbai 400013.

Subject: Certificate of Cost Incurred for Development of Anchor Polestar, having MAHA RERA Registration Number P51900051220 being developed by area being developed by Om Shanti Housing Development Co.

Ref: MahaRERA Registration Number P51900051220

Sir,

1. We, MARKS Consulting Engineers have undertaken assignment of certifying Estimated Cost for Development of Anchor Polestar, having MAHA RERA Registration Number P51900051220 being developed by area being developed by Om Shanti Housing Development Co.
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the projects per specifications mentioned in 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 us as Quantity Surveyor. 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.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. Rs. 9,00,00,000,- (Total of Table A & B). 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/



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- plotted Development from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated as Nil (Total of Table A & B). The amount of Estimated Cost Incurred is calculated based on materials/ services used and unit cost of these items.
  4. The Balance Cost of the civil MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 9,00,00,000,- (Total of Table A & B).
  5. We, certify that the cost of the Civil, MEP and allied work for the apartments and proportionate internal & 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

TABLE A

Anchor Polestar C.T.S. No. 40/26 Division / Village / Town Planning Scheme No. Dadar Naigaon situated at Dr. B.A. Road Road / Street in F/South Ward .

Sr. No	Particulars	Total Amount (Rs.)
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 8,00,00,000 /-
2	Cost incurred as on 31.12.2023 (based on the Estimated cost)	Rs. 3,18,24,189/-
3	Work done in Percentage (as Percentage of the estimated cost)	60.22%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,81,75,811/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2024 not included in the Estimated Cost (Table C)	Nil



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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Internal and External development Works including amenities and Facilities in the Layout as on date of Registration is	Rs.1,00,00,000,- -
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,

FOR MARKS Consulting Engineers



Name: Mr. Allwyn Kudel

License No (If any): (Site Supervisor License No. Grade I : 840000454)

Phone No: - 91 9322055750

Place: Mumbai.

Agreed and Accepted by

**M/s. OM SHANTI HOUSING DEVELOPMENT CO**

Signature of Promoter

Name:

  
PARTNER

Date:

Note:

Unit No-311,Prabhadevi Unique Industrial, Twin Tower Lane, , opp. Siddhivinayak Mandir, Prabhadevi,  
Mumbai - 400 025