

VIJAY VISHWANATH KOLI

B/39, Chembur POLICE Line, RC Marg, Basant Park, Mumbai – 400 071.

FORM – 2

ENGINEER'S CERTIFICATE

Date : 01st July, 2024.

To,

M/s.Anaya Infrastructure Pvt. Ltd.,

801 Hub Town Solaris, N. S. Phadke Marg,

Opp.Telli Galli, Andheri East,

Mumbai – 400 069.

Subject : Certificate of Cost Incurred for Development of Residential Building “Gundecha Rexon Suites” of the Project P51800034503 situated on the plot bearing Survey No.408 and CTS No. 1383,1385A, 1385B off Village Malad and CTS No.918A of village Pahade Goregoan, situated at Mouje Malad, Taluka South Salsette, in Registration sub-district of Bandra, District Bombay Suburban, Goregoan (West), Mumbai – 400 062 admeasuring 5072 sq. mtrs. area being developed by M/s Anaya Infrastructure Pvt.Ltd.

Ref : P51800034503.

Sir,

1. I Mr. Vijay Koli have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA being Residential Building “**Gundecha Rexon Suites**” of the Project **P51800034503** situated on the plot bearing Survey No.408 and CTS No. 1383,1385A, 1385B off Village Malad and CTS No.918A of village Pahade Goregoan, situated at Mouje Malad, Taluka South Salsette, in Registration sub-district of Bandra, District Bombay Suburban, Goregoan (West), Mumbai – 400 062 admeasuring 5072 sq. mtrs. area being developed by M/s Anaya Infrastructure Pvt.Ltd.

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2. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate 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. The Schedule of items and quantity for the entire work as calculated by Mr. Rajesh Mankar (Quantity Surveyor) appointed by Developer / Engineer, and 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 building(s) of the aforesaid project under reference at Rs. 2,43,20,00,000/- (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 work required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Slum Rehabilitation Authority, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. Rs. 73,08,19,769/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. 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 Slum Rehabilitation Authority (planning Authority) is estimated at Rs. 2,43,20,00,000/- (Total of Table A and B)

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6. I certify that the Cost of 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 Bearing Wing No. A & B

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the building / Wing as on 30.09.2023 date of Registration is	Rs. 93,45,00,000/-
2	Cost incurred as on 01.07.2024 (based on the Estimated Cost)	Rs. 41,07,86,758/-
3	Work done in Percentage (as Percentage of the estimated cost)	43.958%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.52,37,13,242/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimate Cost (Annexure A)	Rs.NIL

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Table B

Internal & External Development Works in Respect of Registered Phase

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 30.09.2023 date of Registration is	Rs.1,49,75,00,000/-
2	Cost incurred as on 01.07.2024 (based on the Estimated Cost)	Rs.32,00,33,011/-
3	Work done in Percentage (as Percentage of the estimated cost)	21.371%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.117,74,66,989/-
5	Cost incurred on Additional / Extra items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours faithfully,

Vijay Vishwanath Koli

(Licence No: / Sup/Grade 1 840016663

Existing BP No. K/415/SS-1

Agreed and Accepted by:

For **Anaya Infrastructure Pvt Ltd**

Name : **Mr. Lalit V. Jain**

Authorised Signature of Promoter

Date : 01st April, 2024.