

Annexure B
FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 10/01/2025

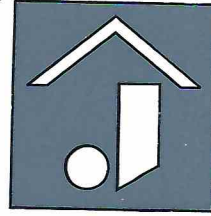
To,
M/s. Mehta Developers,
Gala No.25, Deen Building,
N. M. Joshi Marg, Mumbai – 400011.

Sub: - Certificate of Cost Incurred for Development of **MEHTA HEIGHTS** having
MahaRERA Registration Number P51900004764 (Only Applicable after project
Registration) being developed by **M/s. Mehta Developers**.

Dear Sir,

I/ We M/s V.J. Joshi & Associates have undertaken assignment of certifying Estimated Cost for MEHTA HEIGHTS having MahaRERA Registration Number P51900004764 (Only Applicable after project Registration being developed by M/s. Mehta Developers.

1. 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 project as 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 & 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.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs.16,02,00,000/-** (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 works required for completion of the apartments and proportionate completion of internal & external works, as per specifications 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 Municipal Corporation Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



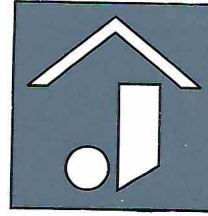
3. The Estimated Cost Incurred till date **31.12.2024** is calculated at **Rs.16,02,00,000/-** (Total of Table A and B). The amount of Estimated cost incurred is calculated on basis of input materials / services used and unit cost of these items
4. The Balance Cost of Completion of the Civil, MEP and allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement or sale, of the Project is estimated at **Rs.--NIL--** (Total of Table A and B).
5. We certify that the 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 aforesaid Project as completed on the date of this Certificate is as given in Table A and B below:

TABLE – A
TWO BUILDING / A & B WING CALLED MEHTA HEIGHTS

Sr. No.	Particulars	Amount
1)	Total Estimated cost of the building/ wing / Plotted Development as on date of Registration is 31/12/2024.	Rs.12,02,00,000/-
2)	Cost incurred as on 31/12/2024 (based on the Estimated cost)	Rs.12,02,00,000/-
3)	Work done in Percentage (as Percentage of the estimated cost)	100%
4)	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.--NIL--
5)	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs.--NIL--

TABLE – B
(Internal & External Development work of registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount
1)	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is 31/12/2024.	Rs.4,00,00,000/-
2)	Cost incurred as on 31/12/2024 (based on the Estimated cost)	Rs.4,00,00,000/-
3)	Work done in Percentage (as Percentage of the estimated cost)	100%
4)	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.--NIL--
5)	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs.--NIL--

**TABLE – C**

List of Extra/Additional/ Deleted Items considered in Cost (which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1)	--NIL--	Rs.--NIL--

Thanking You,

Yours Faithfully,

A Dabak

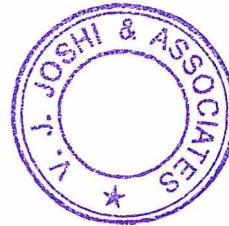
APARNA D. DABAK

(DIRECTOR)

FOR V. J. JOSHI & ASSOCIATES

CONSULTING STRUCTURAL ENGINEER

MCGM LICENSE NO. 840013371.



Agreed and Accepted by:

For MEHTA DEVELOPERS

Chandrabh D.
Proprietor

M/s. Mehta Developers.