FORM-2
ENGINEER'S CERTIFICATE

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

MILIND RATHI
M.E.(Struct) M.I.E.,F.I.V.

CONSULTING
STRUCTURAL
DESIGNER
&
CHARTERED
ENGINEER

A-17/18, Sahakari Audhyogik
Vasahat, Old M.I.D.C.,
Ajanta Road, Jalgaon (M.S.)
Tel.: (O) 0257-2210979
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Date: 11.04.2025

To,
Aditya Builders
&Developers,
20/1, Ring Road, Jalgaon-425001

Subject: Certificate of Cost Incurred for Development of "Aditya Gold City" for Construction of Diamond Tower (Maha RERA Registration Number: P49900023478) situated on the Plot bearing S. NO.– 38/2A/1, near Godavari Engineering Collage, National Highway, Beside Royal Enfield Showroom, MIDC Area Jalgaon. Demarcated by its boundaries towards the north – National Highway No. 6, towards the south – Side Road, towards the east – S.No. 38/2B/A, towards the west – S. no. 38/1 of Khedi Shivar, Dist. Jalgaon 425001, being developed by **Aditya Builders & Developers.**

Ref: MahaRERA Registration Number: P49900023478

Sir,

I **Milind Shyamsundar Rathi** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Building – Diamond Tower situated on the plot bearing **S. No.– 38/2A/1, near Godavari Engineering Collage, National Highway, Beside Royal Enfield Showroom, MIDC Area Jalgaon.** Being developed by **Aditya Builders & Developers.**

1. Following technical professionals are appointed by Owner /Promoter:-

(i) Shri. Milind Rathi as Architect, Quality surveyor, Structural Consultant.
(ii) Shri. Nachiket Jakhetiya as CA.

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 and the Schedule of items and quantity for the entire work as calculated by **Shri. Milind Rathi** quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us

1. We estimate Total Estimated Cost of completion of the building(s) of the afore said project under reference as **Rs. 25,52,00,000/- (Rupees Twenty-Five Crores Fifty-Two Lakh Only)** (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 the

Jalgaon Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at **Rs. 23,32,18,852/- (Rupees Twenty-Eight Crore Ninety-Four Lakh Ten Thousand Three Hundred Sixty-Five Only)** (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 **Jalgaon Municipal Corporation** (planning Authority) is estimated at **Rs. 2,19,81,148/- (Rupees Two Crores Nineteen Lacs Eighty One Thousand one Hundred Forty Eight Only)** (Total of Table A and B).

6. 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

Sr. No	Particulars	Amounts
1	Total Estimated cost of as on date of Registration is	**Rs. 25,52,00,000/-**
2	Cost incurred as on 31.03.2025 (Based on the estimated cost)	**Rs. 23,32,18,852/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**97.00%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 2,19,81,148/-**
5	Cost Incurred on Additional /Extra Items ason31.03.2025not included in the Estimated Cost (Annexure A)	**N.A**

Table B

MILIND RATHI
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Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal And External Development works including Amenities and Facilities in the layout as on date of Registration is	N.A.
2	Cost incurred as on 31.03.2025(based on the Estimated cost)	N.A.
3	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4	Balance Cost to be Incurred (Based on Estimated Cost)	N.A.
5	Cost Incurred on Additional /Extra Items ason31.03.2025not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully,

CHARTERED ENGINEER R.No. M-125145-1 M.I.E.

MilindRathi
(License No – M-125145-1)
Chartered Engineer