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FORM NO. 02
ENGINEER'S CERTIFICATE

Date: 22/04/2026

To,
SURATNA INFRA LLP,
468, Arihant Plaza, Bahinabai Garden Square, Jillha Peth Jalgaon-425001

Subject : Certificate of Cost Incurred for Development of **"Sukruti Suratna" at Gat No. 339/2/1, Near Sukruti DreamHomes apartment, Behind Vatika Asharam, Pimprala Shivar, Jalgaon-425001** having **MahaRERA Registration - P49900052357** being developed by **Suratna Infra LLP.**

Sir,

1. I **(Shreyas Shah)** have undertaken the assignment of certifying the Estimated Cost for **"Sukruti Suratna" at Gat No. 339/2/1, Near Sukruti DreamHomes apartment, Behind Vatika Asharam, Pimprala Shivar, Jalgaon-425001** having **MahaRERA Registration - P49900052357** being developed by **Suratna Infra LLP.**
2. We have estimated the cost of Civil, MEP, and allied works required for the completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in the 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 till date. The Schedule of items and quantity required for the entire work as Calculated by **M/S Shreyas Shah** Quantity Surveyor* appointed by the Developer, the assumption of the cost of material, labor, and other inputs made by the developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. We estimate the Total Estimated Cost of completion of the aforesaid project **under reference is - Rs 20,00,00,000/- (Rs. Twenty Crore only) (Total of Table A and B) at the time of registration.** The estimated Total Cost of the project is with reference to the Civil, MEP, and Allied works required for the completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate/ completion certificate for the Building from the **Municipal Corporation of Jalgaon** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred as on date is **calculated at Rs 18,75,00,000/- (Total of Table A and B)** The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used and unit cost of these items.
5. 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 the agreement of sale, of The Project is **estimated at Rs 4,50,00,000/- (Rs. Four Crore Fifty lakhs only) (Total of Table A and B).**
6. I certify that the Cost of the Civil, MEP, and allied work tier the apartments and proportionate internal & external works, as per specifications mentioned in the 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

Sukruti Suratna

Building A

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	8,00,00,000/-
2.	Cost incurred as on date of certificate	7,00,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	87.50%
4.	Balance Cost to he Incurred** (Based on Estimated Cost and Table C)	1,00,00,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table—C)	50,00,000/-

Sukruti Suratna

Building B

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	3,50,00,000/-
2.	Cost incurred as on date of certificate	2,50,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	71.43%
4.	Balance Cost to he Incurred** (Based on Estimated Cost and Table C)	1,00,00,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table—C)	25,00,000/-

Sukruti Suratna

Building C

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	7,00,00,000/-
2.	Cost incurred as on date of certificate	6,00,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	85.72%
4.	Balance Cost to he Incurred** (Based on Estimated Cost and Table C)	1,00,00,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table—C)	50,00,000/-

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	1,50,00,000/-
2.	Cost incurred as on date of certificate	1,00,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	66.67%
4.	Balance Cost to be Incurred** (Based on Estimated Cost and Table C)	50,00,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	1,00,00,000/-

Yours Faithfully,

M/S SHREYAS SHAH
B.E Civil (University of Pune)

Agreed and Accepted by:

SURATNA INFRA LLP
Signature of Promoter
Name: Mr.Anish.C.Shah
Date: 22/04/2026

Note:

1. The scope of work is to complete the Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in the agreement of sale.
2. Balance Cost to be incurred.may vary from the Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for the development of the Real Estate Project will result in an amendment of the cost incurred / to be incurred.
3. All components of work with specifications are indicative and not exhaustive.
4. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from Specifications in the agreement of sale.

TABLE C

List of Extra/Additional Items Considered in Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional items	Amount (in Rs.)
1.	Increase in amenities and raw material costs for the entire project	1,00,00,000/
2.	Increase in labor cost from the date of registration	75,00,000/-
3.	Hike in raw material costs for the entire project from the date of registration	1,00,00,000/-
4.	Hike in raw material costs of finishing item for the entire project due to WAR	50,00,000/-