FORM-2

ENGINEER'S CERTIFICATE

Q2 FY 25-26
Position as on 30/09/2025
Date : 03/10/2025

To,
M/s. Emaar Developers & Builders Pvt. Ltd.

Subject:

Certificate of percentage of Completion of Construction Work of Buildings AMARO building (Residential Apartment/Commercial), AMBER building(Residential Apartment), ADEN villa buildings-1/2/3. MHADA (L.I.G/E.W.S) of "Madan Ratan City" [RERA Registration Number P50500001473] situated on the C.S. no. 39, Kh. No. 21/1 ,Mouza : Chikhali, Tah. & Dist. Nagpur. **demarcated by its boundaries (latitude and longitude of the end points) 21.100, 79.116** Tah. & Dist. Nagpur **PIN: 440024 admeasuring** 17970.934sq.m.**being developed by** M/s. Emaar Developers & Builders Pvt. Ltd, Director: Mr. Madan.B.Ratan.

Sir,

We,M/s. AAJ Engineers & Consultants Pvt.Ltdhave undertaken assignment for certifying Percentage of Completion of Construction Work of **"Madan Ratan City" [RERA Registration Number P50500001473] situated on the** C.S. no. 39, Kh. No. 21/1 , Mouza : Chikhali, Tah. & Dist. Nagpur.**PIN: 440024 admeasuring** 17970.934sq.m.**Area being developed by**M/s. Emaar Developers & Builders Pvt.Ltd, Director : Mr. Madan.B.Ratan

1. Following technical professionals are appointed by Owner / Promoters:
    i. Ar. Aditya Indurkar as Architect
    ii. M/s. AAJ Engineers & Consultants Pvt.Ltd as Structural Consultant
    iii. Shri.Narendra Bobde as Plumbing Consultant
    iv. Shri.Devashish Joshi as Electrical Consultant
    v. Mr. Muqsit Ahmed Abdul Gaffar as Engineer
    vi. Mr.Ajit Chandrakat Petkar as Site Supervisor

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 and the Schedule of items and quantity for the entire work as calculated by Mr. Ajit Chandrakant Petkar as 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.63,98,62,935/-**(Total of Table A and B). Theestimated 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 Nagpur Municipal Corporation being the PlanningAuthority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 47,07,45,000/-**(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) ofthe subject project to obtain Occupation Certificate / Completion Certificate from Nagpur Municipal Corporation (planning Authority) is estimated at **Rs16,94,17,935/-**(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 :

Yours Faithfully
Signature of Engineer

EMAAR DEVELOPERS & BUILDERS PVT. LTD. NAGPUR

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

TABLE – A

Sr No	Particulars	Amount (Rs.) 30/09/2025
1	Total Estimated cost of the Building Date of Registration	59,53,17,935/-
2	Cost incurred as on date [Based on the Estimated cost]	42,62,00,000/-
3	Work done in Percentage [As Percentage of the estimated cost]	71.59 %
4	Balance Cost to be incurred [Based on the Estimated cost]	16,91,17,935/-
5	Cost incurred on Additional/Extra Items not Included in the estimated cost (Annexure A)	2,98,90,139/-

TABLE-B

(Entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amount (Rs.) 30/09/2025
1	Total Estimated cost of the Internal and External Development Work includingAmenities and facilities in the layout as on Date of Registration	4,45,45,000/-
2	Cost incurred as on date [Based on the Estimated cost]	4,45,45,000/-
3	Work done in Percentage [As Percentage of the estimated cost]	100 %
4	Balance Cost to be incurred [Based on the Estimated cost]	NIL
5	Cost incurred on Additional/Extra Items not Included in the estimated cost (Annexure A)	NIL

Annexure A

List of Extra/Additional Items Executed with cost

Sr. No	Particulars	Amount (Rs.) 30/09/2025
1	Internal Roads & footpaths	59,25,000
2	Landscaping & tree plantation	43,01,102
3	Electrical Meter room, substation, receiving station	29,47,500
4	Entrance Gate & security cabin	41,75,800
5	Fire Protection and safety	47,40,272
6	Street Lighting	37,84,105
7	Sewage Treatment Plant	40,16,360
	Total	**2,98,90,139/-**

Your's Faithfully

Signature of Engineer
Name : MUQSIT AHMAD SHAIKH
Designation: PROJECT ENGINEER
EMAAR DEVELOPERS & BUILDERS PVT.LTD.
Phone No 9595474565

EMAAR DEVELOPERS & BUILDERS PVT. LTD. NAGPUR

Date: 03/10/2025
Place: Nagpur

Agreed and accepted by:

For EMAAR DEVELOPERS & BUILDERS PRIVATE LIMITED

Director