R G B

Consulting Engineers •
R.C.C. Consultant •
Steel Design Consultant •
Registered Valuers •
Chartered Engineers •
Stability of Structures •
Structural Audit •

Er. Rajendra g. Birla

M. Tech. Structures (I.I.T. Bombay)
B.E. Civil (Hons.)
F.I.E;M.I.C.I.(U.S.A.) F.I.V.
L.M.S.T.E;L.M. 21648
Gold Medalist of I.I.T. Bombay

Form – 2

[See Regulation 3]

Engineer's Certificate

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Account – Project Wise)

Date:20/10/2025

To,

M B Builders& Developers,

Nanded.

Subject: Certificate of Cost incurred for Development of **A R KHIYANI CITY**having MahaRERA Registration Number**P51100055045** being developed by **M/s M B Builders and Developers**. Q1 (Apr-Jun) 2025-26

Sir,

1.I/We **RAJENDRA BIRLA**have undertaken the assignment of certifying Estimated cost for **A R KHIYANI CITY**having MahaRERA Registration Number **P51100055045**being developed by **M/s M B Builders and Developers**.

2.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 as calculated by ___ Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

RAJENDRA G. BIRLA
Structural Engineer

201, 2nd floor, Amar Arcade, Kulkarni Colony, Sadhu Waswani Road, Nashik - 5.

03, W10, Amara, Kolshet Road, Thane. (W) 400 601, Cell : 9423080479, 9822975229, e-rajendragbirla@gmail.com

3.We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs11,90,00,000/-**(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 of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings/ Wings/Layout/Plotted Development from the NWCMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at **Rs.4,50,00,000/-**(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 required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 7,40,00,000/-**(Total of Table A and B)

6.Icertify that the cost of the Civil, MEP and allied works 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:

RAJENDRA G. BIRLA
M.Tech. Structures,
B.E. Civil (Hons),
D.C.E.,M.I.E.,M.A.C.I.(U.S.A.)
M.I.C.I.,M.I.S.T.E.
Consulting Structural Engineers

RAJENDRA G. BIRLA
Structural Engineer

TABLE A

Building/Wing/Layout/Plotted Development bearing Number Plot No.1 of GAT No.56 MOUJE VASARNI TAL DIST NANDEDor called **Sukoon Tower A**

(to be prepared separately for each Building /Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the buildings/wings as on date of Registrationis	Rs.6,50,01,255/-
2.	Cost incurred as on date of certificate	Rs.2,25,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	34.61%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 4,25,01,255/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NIL

[illegible] BIRLA
Structural Engineer

TABLE B

Internal & External Development works in respect of the Registered Phase

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	NIL
2.	Cost incurred as on date of certificate	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	NIL
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	NIL
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NIL

TABLE A

Building/Wing/Layout/Plotted Development bearing Number 9,10,11,12,12A,13, 13A,14, 14A of GAT NO.56, MOUJE VASARNI TAL. DIST NANDED or called **A R Khiyani City**

(to be prepared separately for each Building /Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the buildings/wings as on date of Registrationis	Rs. 5,39,98,745/-
2.	Cost incurred as on date of certificate	Rs.2,25,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	41.66%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 3,14,98,745/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NIL

RAJENDRA G. BIRLA
Structural Engineer

TABLE B

Internal & External Development works in respect of the Registered Phase

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	NIL
2.	Cost incurred as on date of certificate	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	NIL
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	NIL
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NIL

Yours faithfully,

For, Rajendra Birla & Associates

Rajendra Birla

(Proprietor)

Local Authority License No: STATE/R/2025/APL/16563

RAJENDRA G. BIRLA
Structural Engineer

RAJENDRA G. BIRLA
M.Tech. (Structures),
B.E. (Civil),
D.C.E.,M.I.E.,M.A.C.E.(U.S.A.)
M.I.C.I.,M.I.S.T.E.
Consulting Structural Engineers

Agreed and accepted by:
MB Builders & Developers

Partner

Signature of Promoter

Name: Mr. Jugalkishor A Khiyani

Date:20/10/2025

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (**) Balance cost to be incurred (4) may vary from 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 development of the Real Estate Project will result in amendment of the cost incurred/ to be incurred.

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