

Annexure – B

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 Bank Account)

Date: 13-10-2025

To,
**MAHAVIR INFRASTRUCTURE – PROP. RUPESH PRAKASHCHAND MUTHA,
FIRST FLOOR, PLOT NO 7, RH NO 82, BLUE BELLS, NEAR PROZONE MALL,
MIDC CHIKALTHANA, CHHATRAPATI SAMBAJI NAGAR**

Subject: **Certificate of Cost Incurred for Development of 55 HAPPYNEST having MahaRERA Registration Number P51500052128 being developed by MAHAVIR INFRASTRUCTURE – PROP. RUPESH PRAKASHCHAND MUTHA.**

Sir,

1. **I / We ER NIRANJAN MULEY have undertaken assignment of Certifying Estimated Cost for 55 HAPPYNEST having MahaRERA Registration Number P51500052128 being developed by MAHAVIR INFRASTRUCTURE – PROP. RUPESH PRAKASHCHAND MUTHA.**
2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the 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 Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & 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 Total Estimated Cost of completion of the aforesaid Project mentioned under reference at **Rs. 18,80,00,000/- (Total of Table A & B)** at the time of Registration. The **estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the CIDCO – CITY and INDUSTRIAL DEVELOPMENT CORPORATION of MAHARASHTRA LTD AURANGABAD being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.**
4. The Estimated Cost incurred till date is calculates to **Rs. 9,40,00,000/- (Total of Table A & B)**. The **Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.**

5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at Rs. 9,40,00,000/- (Total of Table A & B).
6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A

Building / Wing / Layout / Plotted Development bearing Number of **55 HAPPYNESST_ BUILDING A to G**

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 18,00,00,000/-
2.	Cost incurred as on date of Certificate – 30 SEP 2025	Rs. 9,00,00,000/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	50%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 9,00,00,000/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

TABLE – B

Internal & External Development Works of **55 HAPPYNESST_ BUILDING A to G**

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	Rs. 80,00,000/-
2.	Cost incurred as on date of Certificate – 30 SEP 2025	Rs. 40,00,000/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	50%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 40,00,000/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

Yours faithfully,



ER NIRANJAN MULEY

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
Local Authority License Number (STATE/R/25/APL/16697)

Agreed & Accepted by:

MAHAVIR INFRASTRUCTURE
[Signature]
PROPRIETOR