SHRIPAD DESHMUKH AND ASSOCIATES
ENGINEER'S AND CONSULTANT

FORM-2
[. See Regulation 3l
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated. account - Protect Wise)

Date: 07/07/2026

To
The Gopal Ajmera
Cha. Sambhajinagar, 431010

Subject: Certificate of Cost [incurred for Development of [ABK Aurix] having MahaRERA Registration Number P51500077895 (Only Applicable after project Registration) being developed by Mr. Gopal Ajmera [Promoter's Name]

Sir,
L Shripad Deshmukh have undertaken assignment of certifying Estimated Cost for having MahRERA
Registration Number P51500077895 (only applicable after project Registration being developed by [Promoter's Name]

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 attachment of sale. Our estimated cost calculations are based on the available 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 to the cost of material. labour and other inputs mad by 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 under reference at Rs. 16,50,00,000/- (Total of Table A and B) at the time of Registration. The estimated Total Cost of Project is with references to the Civil, MUP and Allied works required for completion of the apartments and Proportionate complication of internal external works. As per specifications mentioned in agreement of sale and For the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) r Layout / Plotted Development from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

GOPAL BALAPRASAD AJMERA

Shripad Deshmukh and Associates, B-302, Space Olympia, Sutgirni Chowk, Garkheda, Chh. Sambhajinagar 431009
Contact: +91 9923410057 or Mail- deshmukhsg30@gmail.com

4. The Estimated Cost Incurred till date is calculated at Rs. 5,25,93,130/- (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 this items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and Completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 11,24,06,870/- (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate and internal & Extremal works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date others certificate is as given in (Table A and B) below:

TABLE-A-1

Building A Commercial Wing at bearing Number Gut No. 22, Shanoorwadi, Cha Sambhajinagar, called "ABK Aurix "

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	6,00,00,000
2	Cost increed as on date of certificate	4,34,76,450
3	Work done in Percentage (as Percentage of the estimated cost)	72.46%
4	Balance Cost to be incurred** (Based on Estimated Cost)	1,65,23,550
5	Cost Incurred on Additional /Extra items not included in the Estimalsd Cost (Table -C)	-

TABLE-A-2

Building B1-B2 Residential Wing at bearing Number Gut No. 22, Shanoorwadi, Cha Sambhajinagar, called "ABK Aurix "

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	4,25,00,000
2	Cost increed as on date of certificate	45,87,340
3	Work done in Percentage (as Percentage of the estimated cost)	10.79%
4	Balance Cost to be incurred** (Based on Estimated Cost)	3,79,12,660
5	Cost Incurred on Additional /Extra items not included in the Estimalsd Cost (Table -C)	-

GOPAL BALAPRASAD KAMERA

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TABLE-A-3

Building C1-C2 Residential Wing at bearing Number Gut No. 22, Shanoorwadi, Cha Sambhajinagar, called "ABK Aurix "

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	4,25,00,000
2	Cost increed as on date of certificate	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	4,25,00,000
5	Cost Incurred on Additional /Extra items not included in the Estimalsd Cost (Table -C)	-

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	2,00,00,000
2	Cost incurred as on date of certificate	45,29,340
3	Work done in Percentage (as Percentage of the estimated cost)	22.65%
4	Balance Cost to be incurred** (Based on Estimated Cost)	1,54,70,660
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	-

Yours Faithfully,

Engineer
Shripad Deshmukh
DCE Civil Engineer
Date: 07/07/2026

Agreed and Accepted by:

GOPAL BALAPRASAD AJMERA

Signature of Promoter
Name: Gopal Balaprasad Ajmera
Date: 07/07/2026

Shripad Deshmukh and Associates, B-302, Space Olympia, Sutgirni Chowk, Garkheda, Chh. Sambhajinagar 431009
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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 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

6. Please specify if there are any deviations qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE-C
List of Extra/Additional/ Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr.no	Particulars	Amount (In Rs.)
1		
2		

GOPAL BALAPRASAD MUNDHRA

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