Reg. No. :- IBBI/RV/07/2019/11977

Sanket Singi & Associates

B.E. CIVIL AND IBBI APPROVED PROPERTY VALUER

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: 03/09/2025

To,

The **Milleniumpro Nest LLP**
Shop No 202, Matrix Complex
Kalda Corner, Darga Road
Chhatrapati Sambhaji Nagar

Subject: Certificate of Cost incurred for Development of "**Millennium Business Center"** having MahaRERA Registration Number -P51500078329 being developed by **Milleniumpro Nest LLP**.

Sir,

1. I/We have undertaken assignment of certifying Estimated cost for" "**Millennium Business Center"** having MahaRERA Registration Number P51500078329 being developed by **Milleniumpro Nest LLP**.

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 8.55% 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.

3.We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs.**38,20,80,000**/- (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 M.I.D.C. being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 3,26,50,423/-(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.**34,94,29,577**/- (Total of Table A and B)

6. I certify 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:

TABLE A

Building/Wing/Layout/Plotted Development bearing Number___ or called ___

(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 Registration is	38,20,80,000/-
2.	Cost incurred as on date of certificate	3,26,50,423/-
3.	Work done in Percentage (as Percentage of the estimated cost)	8.55%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	34,94,29,577/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	-

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	NA
2.	Cost incurred as on date of certificate	-

3.	Work done in Percentage (as Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	NA
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Yours faithfully,

SANKET SINGI AND ASSOCIATES
Approved Valuer- Sanket S. Singi
IBBI REGISTERED VALUER
B.E. (Civil) PGP ACM (NICMAR)
Flat No. 4, Plot No. 551-A, Ostrich Apt.
N-3, Cidco Aurangabad. Mob. 9595181866
Email : sanketsingiandassociates@gmail.com

Signature & Name (IN BLOCK LETTERS) with stamp of engineer

[Not LESS THAN Bachelor's Degree Holder or equivalcnt.as per Section 2(u) of the Act]

Local Authority License No. _____ (if applicable)

Agreed and Accepted by:

Signature of Promoter

Name**: Millenniumpro Nest LLP**

Date: 03/09/2025