

FORM-2
ENGINEER'S CERTIFICATE

DATE: 19/10/2025

To,
M/S Unity Developers,
Plot no.1A, Orion Tower, Second Floor,
Ganesh Co-op, Hsg, Society, TV Center Road,
Chhatrapati Sambhajanagar - 431003

Subject: Certificate of Cost incurred for Development of PMAY(U) - TISGAON
Gut No.227/1 - Block C, having MahaRERA Registration Number -
P51500080130 being developed by M/S Unity Developers.

Sir

I/we Samarth Chandrakant Surve have undertaken assignment of certifying
Estimated Cost for having MahaRERA Registration Number P51500080130 (only
applicable after project Registration being developed by M/S Unity 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 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. 944369924.00 (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 0 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.

4. The Estimated Cost Incurred till date is calculated at **Rs. 0.00** (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. 944369924.00** (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

Building /Wing/ Layout / Plotted Development bearing Number - A1A2

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	882456000.00
2	Cost Increeed as on date of' certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	882456000.00
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	0.00

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	61913924.00
2	Cost incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	61913924.00
5	Cost Incurred on Additional /Extra items not included in the	0.00

Estimated Cost (Table -C)	
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Yours Faithfully,


Engineer
Mr. Samarth Surve



Agreed and Accepted by:
For M/S Unity Developers





Mr. Saleem Ahmeed Md Bismillah Khan
(Partner)
Date: 19/10/2025

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 (")

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

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To,
M/S Unity Developers,
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4. The Estimated Cost Incurred till date is calculated at **Rs. 0.00** (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. 944369924.00** (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

Building /Wing/ Layout / Plotted Development bearing Number - A3A4

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	882456000.00
2	Cost increed as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	882456000.00
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	0.00

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	61913924.00
2	Cost incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	61913924.00
5	Cost Incurred on Additional /Extra items not included in the	0.00

Estimated Cost (Table -C)	
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Yours Faithfully,


Engineer

Mr. Samarth Surve



Agreed and Accepted by:
For M/S Unity Developers



Mr. Saleem Ahmeed Md Bismillah Khan
(Partner)

Date: 19/10/2025



Note:

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4. All components of work with specifications are indicative and not exhaustive
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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.)
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TABLE-A

Building /Wing/ Layout / Plotted Development bearing Number - A5A6

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	882456000.00
2	Cost increed as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	882456000.00
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	0.00

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	61913924.00
2	Cost incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	61913924.00
5	Cost Incurred on Additional /Extra items not included in the	0.00

Estimated Cost (Table -C)	
---------------------------	--

Yours Faithfully,



Engineer

Mr. Samarth Surve



Agreed and Accepted by:
For M/S Unity Developers



Mr. Saleem Ahmeed Md Bismillah Khan
(Partner)

Date: 19/10/2025



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TABLE-C

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Sr.no	Particulars	Amount (In Rs.)
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DATE: 19/10/2025

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M/S Unity Developers,
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TABLE-A

Building /Wing/ Layout / Plotted Development bearing Number - A7A8

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	882456000.00
2	Cost increed as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	882456000.00
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	0.00

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	61913924.00
2	Cost incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	61913924.00
5	Cost Incurred on Additional /Extra items not included in the	0.00

Estimated Cost (Table -C)	
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Yours Faithfully,


Engineer
Mr. Samarth Surve



Agreed and Accepted by:
For M/S Unity Developers



Mr. Saleem Ahmeed Md Bismillah Khan
(Partner)
Date: 19/10/2025



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TABLE-C

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TABLE-A

Building /Wing/ Layout / Plotted Development bearing Number - **A9A10**

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	882456000.00
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TABLE-B

Internal & External Development Works in Respect of the Registered Phase

Sr No	Particulars	Amount (in Rs.)
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5	Cost Incurred on Additional /Extra items not included in the	0.00

Estimated Cost (Table -C)	
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Engineer

Mr. Samarth Surve



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TABLE-A

Building /Wing/ Layout / Plotted Development bearing Number - A11A12

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	882456000.00
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Engineer

Mr. Samarth Surve



Agreed and Accepted by:
For M/S Unity Developers





Mr. Saleem Ahmeed Md Bismillah Khan

(Partner)

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Note:

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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.

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

FORM-2
ENGINEER'S CERTIFICATE

DATE: 19/10/2025

To,
M/S Unity Developers,
Plot no.1A, Orion Tower, Second Floor,
Ganesh Co-op, Hsg, Society, TV Center Road,
Chhatrapati Sambhajinagar - 431003

Subject: Certificate of Cost incurred for Development of PMAY(U) - TISGAON
Gut No.227/1 - Block C, having MahaRERA Registration Number -
P51500080130 being developed by M/S Unity Developers.

Sir

I/we Samarth Chandrakant Surve have undertaken assignment of certifying
Estimated Cost for having MahaRERA Registration Number P51500080130 (only
applicable after project Registration being developed by M/S Unity 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 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. 944369924.00 (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 0 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.

4. The Estimated Cost Incurred till date is calculated at **Rs. 0.00** (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. 944369924.00** (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

Building /Wing/ Layout / Plotted Development bearing Number - **A13A14**

Sr.no	Particulars	Amount (In Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	882456000.00
2	Cost increed as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	882456000.00
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	0.00

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	61913924.00
2	Cost incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	61913924.00
5	Cost Incurred on Additional /Extra items not included in the	0.00

Estimated Cost (Table -C)	
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Yours Faithfully,


Engineer
Mr. Samarth Surve



Agreed and Accepted by:
For M/S Unity Developers





Mr. Saleem Ahmeed Md Bismillah Khan
(Partner)

Date: 19/10/2025

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 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
5. 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	NIL	NIL

FORM-2
ENGINEER'S CERTIFICATE

DATE: 19/10/2025

To,
M/S Unity Developers,
Plot no.1A, Orion Tower, Second Floor,
Ganesh Co-op, Hsg. Society, TV Center Road,
Chhatrapati Sambhajinagar - 431003

Subject: Certificate of Cost Incurred for Development of PMAY(U) - TISGAON
Gut No.227/1 - Block C, having MahaRERA Registration Number -
P51500080130 being developed by M/S Unity Developers.

Sir

I/we Samarth Chandrakant Surve have undertaken assignment of certifying
Estimated Cost for having MahaRERA Registration Number P51500080130 (only
applicable after project Registration being developed by M/S Unity 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 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. 944369924.00** (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 0 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.

4. The Estimated Cost Incurred till date is calculated at **Rs. 0.00** (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. 944369924.00** (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

Building /Wing/ Layout / Plotted Development bearing Number - A15A16

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	882456000.00
2	Cost increed as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	882456000.00
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	0.00

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	61913924.00
2	Cost Incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	61913924.00
5	Cost Incurred on Additional /Extra items not included in the	0.00

Estimated Cost (Table -C)	
---------------------------	--

Yours Faithfully,


Engineer
Mr. Samarth Surve



Agreed and Accepted by:
For M/S Unity Developers





Mr. Saleem Ahmeed Md Bismillah Khan
(Partner)
Date: 19/10/2025

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.

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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.

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

FORM-2
ENGINEER'S CERTIFICATE

DATE: 19/10/2025

To,
M/S Unity Developers,
Plot no.1A, Orion Tower, Second Floor,
Ganesh Co-op, Hsg, Society, TV Center Road,
Chhatrapati Sambhajanagar - 431003

Subject: Certificate of Cost incurred for Development of PMAY(U) - TISGAON
Gut No.227/1 - Block C, having MahaRERA Registration Number -
P51500080130 being developed by M/S Unity Developers.

Sir

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applicable after project Registration being developed by M/S Unity Developers.

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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.

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The estimated Total Cost of Project is with references to the Civil, MUP and Allied
works required for completion of the 0 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.

4. The Estimated Cost Incurred till date is calculated at **Rs. 0.00** (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. 944369924.00** (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

Building /Wing/ Layout / Plotted Development bearing Number - **A17A18**

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	882456000.00
2	Cost increed as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	882456000.00
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	0.00

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	61913924.00
2	Cost incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred** (Based on Estimated Cost)	61913924.00
5	Cost Incurred on Additional /Extra items not included in the	0.00

Estimated Cost (Table -C)	
---------------------------	--

Yours Faithfully,



Engineer

Mr. Samarth Surve



Agreed and Accepted by:
For M/S Unity Developers



Mr. Saleem Ahmeed Md Bismillah Khan

(Partner)

Date: 19/10/2025

Note:

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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	Nil	Nil