Cell No. : 9420589999, 9422707738

ABHIRANJAN CONSULTANTS

ABHAY S. PATIL
B.E. (Civil), M.E. (Structures), FIV, MIE
CERT No. : DDMCB/R/2021/APL/01311
Chartered Engineer (M-1475244)
Govt. Valuer Reg. No. CAT-I/34AB/237/2015-16

MRS. RANJANA A. PATIL
B.E. (Civil), AMIE

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❖ Structural Engineers ❖ Govt. Approved Valuers ❖ Consulting Engineers

FORM 2

[***See*** Regulation 3]

ENGINEER'S CERTIFICATE

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

DATE -10/10/2025

TO,

KVG Builders,
A-306,Citius,space olympia,
sut Girni chowk, Garkheda
chhatrapati sambhajinagar

REF ; MAHARERA REGD. NO (**P51500080215**)

SUBJECT ; Certificate of cost Incurred for development of "**KRUSHNAKUNJ BUSINESS HUB**"

Having MahaRERA registration Number (**P51500080215**) being Developed by **KVG BUILDERS**

01. I / We , engineer Shri. **ABHAY.S.PATIL** , have undertaken assignment Of Certifying Estimated Cost for "**KRUSHNAKUNJ BUSINESS HUB**" having MahaRERA registration Number (**P51500080215**) being Developed by **KVG BUILDERS**

02 . We have estimated the cost of the Civil , MEP And Allied works, required for completion of the apartments & proportionate completion internal & external work of the project as per the specification mentioned in the agreement to sale.of . our estimated cost calculations are based on the Drawings / plan made available to us for the Project under reference by the developer and Consultant and schedule of items and quantity for the entire work as calculated by me (**ABHAY.S.PATIL**) Appointed by Developer / Engineer , and the assumption Of the cost of material , labour and other inputs made By developer, and the site inspection carried out by us

03. we estimate total Estimated Cost of completion of the Building of aforesaid project under reference as Rs.**11,54,36,221.00** (Total of the Table A & B) at the time of

ABHAY PATIL Res. No. M-1475244 (MIE) Chartered Engineer

registration The Estimated cost of the Project is with reference to the civil, MEP and allied Works required to be completed for the purpose of the Obtaining occupation certificate / completion certificate For the building from the chh.sambhaji nagar Muncipal corporation, Dist- sambhaji nagar being the planning Authority Under whose jurisdiction the aforesaid project is Being implemented.

04. The Estimated cost incurred till date is calculated at -Rs. **2,15,00,000** / (Total of the table A & B) The amount of Estimated Cost incurred is calculated on basis ofinput matrial / services used and unit cost of these items.

05. The Balance cost of completion of the civil ,MEP, and Allied works for completion of the apartments & proportionate completion internal & external work as per specification mentioned in agreement of sale of the aforesaid project is estimated at Rs.**9,39,36,221.00**) (Total of Table A & B)

06. I certify that the cost of the civil , MEP and allied work for apartments & proportionate completion internal & external work as per the specification 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

(Project : **KRUSHNAKUNJ BUSINESS HUB**)

Sr,No.	Particulars	Amount
1	Total Estimated Cost of the Building /wing/layout/plotted Development as on date of registration is	Rs.10,49,07,836 /-
2	Cost incurred as on 09/10/2025	Rs.2,10,00,000 /-
3	Work done in percentage (AS percentage of the Estimated Cost)	20 %
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. 8,39,07,836 /-
5.	Cost incurred on Additional / Extra Items as on -09/10/2025 not included in The Estimated Cost (Table-c)	Rs. NIL

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Res. No.
M-1475244
(MIE)
Chartered Engineer

TABLE - B

(Project : **KRUSHNAKUNJ BUSINESS HUB**)

Sr.No.	Particulars	Amount
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on date of registration is	Rs.1,05,28, 385 /-
2	Cost incurred as on 09/10/2025 (Based on the Estimated Cost)	Rs.5,00,000 /-
3	Work done in percentage (AS percentage of the Estimated Cost)	4.75 %
4	Cost incurred on Additional / Extra Items as on -09/10/2025 not included in The Estimated Cost (Annexure –A)	Rs. NIL

Yours faithfully

ABHAY PATIL Res. No. M-1475244 (MIE) Chartered Engineer

Er. ABHAY S PATIL

Signature & Name (in block letters) with stamp of engg.
License Number

K. V. G. BUILDERS
PARTNER

K. V. G. BUILDERS
PARTNER

Agreed & Accepted by:

Signature of Promoter
Name: KVG BUILDERS
Date:10/10/2025

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

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

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.		
2.		

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