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FORM -2

(See Regulation 3)

ENGINEER'S CERTIFICATE

Asc/2859/L050/03/2025 Date: 31/03/2025

To,
SOHAM INFRASTRUCTURE
(Through its Partner Anek Gobind Rajani)
Shop no 7, A wing, Nikku Palace,
Station Road, O.T. Section,
Ulhasnagar 421003

Subject: Certificate of cost Incurred for Proposed Development of Raga's **"TIMES SQUARE"** IT Building on Plot No. A9 and A10, Kalyan-Badlapur Road, Ambernath Industrial Area, Ambernath for M/S Industrial Esters and Chemicals Private Limited, (MahaRERA Registration Number **P51700055192**) being developed by **SOHAM INFRASTRUCTURE (Through its Partner Anek Gobind Rajani).**
Sir,

1. I/We **Mr. Vikas V. Gokhale, Partner of Associated Structural Engineers LLP,** have undertaken assignment of certifying Estimated Cost for Proposed Raga's TIMES SQUARE ITBuilding on Plot No. A9 and A10,Kalyan-Badlapur Road, Ambernath Industrial Area, Ambernath for M/S Industrial Esters and Chemicals Private Limited, having MahaRERA Registration Number **P51700055192** being developed by **SOHAM INFRASTRUCTURE (Through its Partner Anek Gobind Rajani).**

2. We have estimated the cost 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 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 Developer/Consultants. The schedule of items and quantity for the entire work as calculated by APICES Studio Pvt. Ltd. as Quantity Surveyor* 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 to ascertain/confirm the above analysis given to us.

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3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 16,00,00,000/-** (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, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/wing(s), layout, plotted development from the MAHATRASHTRA INDUSTRIAL DEVELOPMENT AUTHORITY (MIDC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 13,26,50,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of input materials/services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the Project is estimated at Rs**. 2,73,50,000/-/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for of the apartments and proportionate completion of 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
Raga's "TIME SQUARE" BUILDING
(to be prepared separately for each Building/Wing/Layout/Plotted

Sr. No.	Particulars	Amount (Rs.)
1	Total Estimated cost (Exclusive of taxes) of the building/wing/layout/plotted as on 31/03/20525. date of Registration is_____	**Rs. 15,00,00,000/-**
2	Cost incurred as on 31/03/2025. (based on the Estimated cost)	**Rs. 12,67,50,000/-**
3	Work done in Percentage as on 31/03/2025. (as percentage of the estimated cost)	**84.50%**
4	Balance Cost to be Incurred as on 31/03/2025. (Based on Estimated Cost)	**Rs. 2,32,50,000/-**
5	Cost Incurred on Additional /Extra Items as on 30/09/2024 not included in the Estimated Cost (Table C)	**NIL**

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TABLE B
Raga's TIMES SQUARE

(to be prepared for the entire registered phase of the Real Estate project)

Sr. No.	Particulars	Amount (Rs.)
1	Total Estimated Cost of the Internal and External Development works including amenities and facilities in the layout as on 31/03/2025 (Date of Registration is_____)	**Rs. 1,00,00,000/-**
2	Cost incurred as on 31/03/2025. (based on the Estimated cost)	**Rs. 59,00,000/-**
3	Work done in Percentage as on 31/03/2025. (as percentage of the estimated cost)	**59%**
4	Balance Cost to be Incurred as on 31/03/2025. (Based on Estimated Cost)	**Rs. 41,00,000/-**
5	Cost Incurred on Additional /Extra Items as on 31/03/2025. not included in the Estimated Cost (Table C)	**NIL**

For Associated Structural Engineers LLP,

ASSOCIATED STRUCTURAL ENGINEERS LLP

Mr. Vikas V. Gokhale.
STATE/R/2024/APL/10968

Agreed and Accepted by:
For Soham Infrastructure,

Anek Gobind Rajani
Partner
Place: Ambernath
Date: 31/03/2025

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***Note**

1. The scope of work is to complete entire 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 the difference between Total estimated cost (1) and actual cost incurred (2) due to deviation in quality required/escalation of cost, etc. As this is 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 is any deviations/qualifications Example: Any deviations in input materials used from specifications in agreement of sale.

Table C

List of Extra/Additional items executed with Cost.
(Whichwere not parts of the original Estimate of Total Cost)

Sr. no.	List of Extra/Additional/Deleted Items	Amount Rs.
1	----------	----------
2	----------	----------