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Form -2

ENGINEER'S CERTIFICATE

Date : 19.07.2025

To

Mextech Property Developers LLP
A 2403, Marathon Fututex
N. M. Joshi Marg, Lower Parel ,
Mafatlala Mills Compound
Mumbai 400013

Subject : Certificate of Cost Incurred for development of **Miraya Divine** having MahaRERA Registration Number **P51700055585** being developed by **M/s. Mextech Property Developers LLP**

Sir,

1. I Venturx Project Services LLP have undertaken assignment of certifying Estimated Cost for of Rs. 126,21,25,019.00 having MahaRERA Registration Number P51700055585 being developed by **M/s. Mextech Property Developers 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 Venturx Project Services LLP Quantity Surveyor appointed by Developer/Engineer, 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.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. **126,21,25,019.00** (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 building(s)/Wing(s)/Layout/ Plotted Development from the Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at **18,70,48,830.00** (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 these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external development works of the project, as per specifications mentioned in Agreement for sale of the Project is estimated at Rs. **107,50,76,189.00.00** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work 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 aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table A

Building called **Miraya Divine**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building/Wing /Layout/Plotted Development as on date of Registration is	117,74,63,953.00
2	Cost incurred as on date of Certificate	17,26,80,779.00
3	Work done in Percentage (as Percentage of the estimated cost)	14.66 %
4	Balance Cost to be Incurred **(Based on Estimated Cost)	100,47,83,174.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL

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Table B

Internal and External Development Works in respect of 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	8,46,61,066.00
2	Cost incurred as on date of Certificate	1,43,68,051.00
3	Work done in Percentage (as Percentage of the estimated cost)	16.97 %
4	Balance Cost to be Incurred **(Based on Estimated Cost)	7,02,93,015.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	-

Yours Faithfully

Yours Faithfully

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Chandresh Jadavji Dedhia

Licence No. Sub/Grade III: 840017861: BP No. D/51/SS3

Agreed and Accepted by:

M/s. Mextech Property Developers LLP

Name: Rajesh Patel

Date: 19.07.2025

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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.	List of Extra / Additional/Deleted Items	Amount (Rs.)
1.	NIL	NIL
2.		
3.		

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