Annexure - B

FORM - 2

ENGINEER'S CERTIFICATE

Date: 06-July-2026

To,
Agile Real Estate Dev Pvt. Ltd.,
91, Kalpataru Synergy, Opp. Grand Hyatt,
Santacruz East, Mumbai Suburban, 400055.

Subject: Certificate of Cost Incurred for Development of **Primera** having MahaRERA Registration Number: P51700055574 being developed by Agile Real Estate Dev Pvt. Ltd.

Sir,

1. I/We Anil Joshi have undertaken assignment of certifying Estimated Cost for the Real Estate Project as **Primera** having MahaRERA Registration Number: P51700055574 being developed by Agile Real Estate Dev Pvt. Ltd.

2. I/We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportion completion of internal & external works of the project, as per specification mentioned in agreement of sale. My/Our estimated cost calculations are based on the Drawings/plans made available to me/us for the project under reference by the Developer and Consultants and the Schedule of items and quantity required for the entire work as calculated by Sandeep Patil, (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.

3. I/We estimate, Total Estimated Cost of completion of the building(s)/Wing(s) of the aforesaid project under reference as **Rs. 3,25,54,00,000**(Total of Table A and B).The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportion completion of internal & external works of the project, as per specification mentioned in agreement of sale and for purpose of obtaining occupation certificate / completion certificate for the building(s)/Wing(s)/Plotted Development from the Thane Municipal Corporation Local/Appropriate/Planning Authority(s) under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 109,28,88,633** (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 proportion completion of internal & external works, as per specification mentioned in agreement of sale of the Project is estimated at **Rs. 2,16,25,11,366** (Total of Table A and B).

6. I/We certify that the Cost of the Civil, MEP and allied work for apartments and proportion completion of internal & external works, as per specification 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 Primera – Tower A		
Sr.No.	**PARTICULARS**	**AMOUNTS(INR)**
1	Total Estimated cost of the building/wing as on 30.06.2026	**1,19,56,00,000**
2	Cost incurred as on 30.06.2026 (based on the Estimated cost)	**44,60,07,796**
3	Work done in Percentage (as Percentage of the estimated cost)	**37 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**74,95,92,203**
5	Cost Incurred on Additional /Extra Items as on 30.06.2026 not included in the Estimated Cost (Table C)	-

TABLE A Primera – Tower B		
Sr.No.	**PARTICULARS**	**AMOUNTS(INR)**
1	Total Estimated cost of the building/wing as on 30.06.2026	**1,17,89,00,000**
2	Cost incurred as on 30.06.2026 (based on the Estimated cost)	**29,75,75,845**
3	Work done in Percentage (as Percentage of the estimated cost)	**25 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**88,13,24,154**
5	Cost Incurred on Additional /Extra Items as on 30.06.2026 not included in the Estimated Cost (Table C)	-

TABLE B Primera		
Sr.No.	**PARTICULARS**	**AMOUNTS(INR)**
1	Total Estimated cost of the building/wing as on 30.06.2026	**88,09,00,000**
2	Cost incurred as on 30.06.2026 (based on the Estimated cost)	**34,93,04,990**
3	Work done in Percentage (as Percentage of the estimated cost)	**40 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**53,15,95,009**

5	Cost Incurred on Additional /Extra Items as on 30.06.2026 not included in the Estimated Cost (Table C)	-

Yours Faithfully

Joshi
06.07.26

Anil Joshi

Agile Real Estate Dev Pvt. Ltd.

Agreed and Accepted by:

Agile Real Estate Dev Private Limited

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specification 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 (2) due to deviation in quantity required/escalation of cost etc.

4. 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

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

6. **Please specify if there are any deviation/qualification. Example: Any deviations in input material used from specifications in agreement for sale.**

Table C

List of Extra / Additional/Deleted Items considered in Cost

(Which were not part of the original Estimate of Total Cost)

Not Applicable