TALREJA & ASSOCIATES

CONSULTING ENGINEERS

JAI M. TALREJA

OFFICE NO.220,
2nd FLOOR,
MANOHAR PALACE,
OPP.SAPNA GARDEN,
ULHASNAGAR-421003.
MOBILE: 9325301996.

Date: - 05.01.2026

FORM 2

ENGINEER'S CERTIFICATE

To,
CHETANA DEVELOPERS,
MAHESHVARA AVENUE,
SHAHAPUR, Tal: SHAHAPUR.

Subject: Certificate of Cost Incurred for Development of Work of BUILDING NO. 1, 2 & BUNGALOW NO.1 & 2 OF "MAHESHVARA AVENUE" having MahaRERA Registration Number P51700055646 **being developed by CHETANA DEVELOPERS.**

Sir,
I JAI M. TALREJA have undertaken assignment of certifying Estimated Cost for the Construction Work of BUILDING NO. 1, 2 & BUNGALOW NO.1 & 2 OF "MAHESHVARA AVENUE" MahaRERA Registration Number P51700055646 being developed by CHETANA DEVELOPERS.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Anil Shinde quantity Surveyor* appointed by Developer and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 25,90,91,200/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the A.D.T.P. collector office, Thane 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 Rs. 59,00,150/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from A.D.T.P. collector office, Thane (planning Authority) is estimated at Rs. 25,31,91,050/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below

TABLE A

Building Number 1

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.12.2025	**17,51,29,750**
2.	Cost incurred as on 31.12.2025 (Based on the Estimated cost)	**0**
3.	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**17,51,29,750**
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**NIL**

TABLE A

Building Number 2

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.12.2025	**5,62,65,000**
2.	Cost incurred as on 31.12.2025 (Based on the Estimated cost)	**59,00,150**
3.	Work done in Percentage (as Percentage of the estimated cost)	**10%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**5,03,64,850**
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**NIL**

TABLE A

Bungalow Number 1

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.12.2025	**60,74,250/-**
2.	Cost incurred as on 31.12.2025 (Based on the Estimated cost)	**0**
3.	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**60,74,250/-**
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**NIL**

TABLE A

Bungalow Number 2

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31.12.2025	**60,74,250/-**
2.	Cost incurred as on 31.12.2025 (Based on the Estimated cost)	**0**
3.	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**60,74,250/-**
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**NIL**

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TABLE B

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

Sr No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.12.2025	1,55,47,950/-
2.	Cost incurred as on 31.12.2025	0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	1,55,47,950/-
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully
Signature of Engineer

JAI M TALREJA
(STATE/R/2025/APL/15682)

Agreed and Accepted by

FOR CHETANA DEVELOPERS

PROPRIETOR

Signature of Promoter
Name: M/s. CHETANA DEVELOPERS,
Date: 05.01.2026

* **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 the 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. Balanced cost to be incurred. 4. may vary from Difference between Total cost (1) and actual cost incurred (2) due to deviation in quality required/ escalation of cost etc. As this is the estimated cost, any deviation in quantity required for development of the real estate Project will result in the 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 deviations I 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)

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