FORM-2

[See Regulation 3]

ENGINEER"S CERTIFICATE

Date: 06-02-2025

To,
M/s. Abhidarshan Corporation LLP,
A-35, Patil Bhuvan, N.S.B Road,
Mulund West, Mumbai – 400080.

Subject: Certificate of cost incurred of construction work building of known as "**Building Tower No. 3 "XOHA" & MHADA Tower,** having MAHARERA registration Number **(P51700055643) situated** on the plot bearing S.No 164, 194,197/2/A, 2/B, 2/C, 228 / 1/2 Pt. Vill :- Titwala, Taluka :- Kalyan, District :- Thane, Pin – 421605. Being developed by M/s. Abhidarshan Corporation LLP

We Brixwell Engineering, have undertaken assignment of certifying Estimated Cost for building known as "**Building Tower No. 3 "XOHA" & MHADA Tower,** having MAHARERA registration Number **(P51700055643) situated** on the plot bearing S.No 164, 194,197/2/A, 2/B, 2/C, 228 / 1/2 Pt. Vill :- Titwala, Taluka :- Kalyan, District :- Thane, Pin – 421605. Being developed by M/s. Abhidarshan Corporation LLP

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 Mr. Vishal Raghwani Quantity Surveyor* appointed by Developer/Engineer. The assumption ofthe 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.

1. We estimate **Total Estimated Cost** of completion of the aforesaid project under reference at **Rs. 22,05,34,762/-(Rupees Twenty Two Crores Five Lakhs Thirty Four Thousand Seven Hundred & Sixty Two Only)** (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 Thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
2. **The Estimated Cost Incurred till date** is calculated at **Rs. 5,49,01,946/-. Five Crores Forty Nine Lakhs One Thousand Nine Hundred & Forty Six Only.** (Total of Table A and B). The amount of Estimate Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items.

3. The Balance Cost of Completion of the Civil, MEP and Allied works for completion 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. 16,56,32,816/-(Rupees Sixteen Crores Fifty Six Lakhs Thirty Two Thousand Eight Hundred & Sixteen Only)** (Total of Table A and B).

4. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate 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:

Upto December 2024

TABLE A - Layout/ Building

Sr. No.	Particulars	Amount (in Rs.)
I.	Total Estimated Cost of building as on date of Registration is 09.05.2024	20,30,34,762/-
2.	Cost incurred as on date 31.12.2024 of certificate	5,49,01,946/-
3.	Work done in Percentage (as Percentage of the estimated cost)	27.041%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	14,81,32,816/-
5.	Cost incurred on Additional/Extra items not included in the Estimated Cost (Table -C)	N.A.

TABLE B – Common Area

Internal & External Development Works in respect of the Registered Phase

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is 09.05.2024	Rs. 1,75,00,000/-
2.	Cost incurred as on date 31.12.2024 of certificate	Rs.Nil/-
3.	Work done in Percentage (as Percentage of the estimatedcost)	0%
4.	Balance Cost to be Incurred' /Based on Estimated Cost)	Rs. 1,75,00,000/-
5.	Cost Incurred on Additional/Extra hems not included in the Estimated Cost (Table –C)	N.A.

Yours Faithfully,



Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)

(EN -05474)

Office No.1, Ambika Bhuvan,
Chandan Baug Road, Mulund (W),
Mumbai – 400080.

Contact No: - 93226 80566
Email: - brixwellengineering@gmail.com

Agreed and Accepted by:

For Abhidarshan Corporation LLP



Signature Of Promoter Partner

Note:

1. The scope of work is to complete Registered 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 Difference between Total Estimated Cost (I) and Actual Cost incurred (2) due to deviation in quantity 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 are any deviations/ 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 pan of the original Estimate of Total Cost)

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