AVANISH & ASSOCIATES

AVANISH SANJAY PANDEY
(B.E. CIVIL)

104, Kamlakar Complex, wada
Road, near water tank shelar,
Bhiwandi, Shelar, Thane
Maharashtra, 421302

Annexure-B

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 31st December, 2025

To,
M/s. Sqylines Builders LLP
Through Partner Mr. Mokshay Pradeep Sadhwani
Address- Survey No.33/1/F,
Nr. Pawan Atharva Phase-1 Bldg,
Gandhare Road, Kolivali Village,
Kalyan (W) – 421301.

Subject: Certificate of Cost Incurred for Development of **Nirvana Gardens Phase 2 Wing B "IRIS"** having Maha RERA Registration Number **P51700076638** being developed by M/s Sqylines Builders LLP through Partner Mr. Mokshay Pradeep Sadhwani.

Sir,

1. I **Avanish Pandey** have undertaken assignment of certifying Estimated Cost for **Nirvana Gardens Phase 2 Wing B "IRIS"** having Maha RERA Registration Number **P51700076638** being developed by M/s **Sqylines Builders LLP Through Partner Mr. Mokshay Pradeep Sadhwani**.

2. We have estimated the cost of Civil. MEP and allied works required for completion of 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. Avanish Pandey** Quantity Surveyor* appointed by Developer Engineer, the assumption of the cost of material, labor 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 at **Rs. 68,25,00,000/-** (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 **KALYAN DOMBIVLI MUNICIPAL CORPORATION** 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. 2,07,86,288** (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 works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 66,17,13,712** (Total of Table A and B)

6. 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 Table B below:

TABLE A

Building/Wing/Layout/Plotted Development bearing Number – 33/1/F, 33/1/D, 33/1/L, 33/1/K/3, 33/1/N, 33/1/K/1, 33/1/B, 33/1/E, 33/1/A, 33/1/H, 33/1/K/2, 33/1/M And 34/6 or called **Nirvana Gardens Phase 2 Wing B "IRIS"**

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing/Layout/ Plotted Development as on date of Registration is	Rs. 54,60,00,000
2.	Cost incurred as on date of certificate as on 31/12/2025	Rs. 2,07,86,288
3.	Work done in Percentage (as Percentage of the estimated Cost)	3.80%
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs. 52,52,13,712
5.	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table-C)	0

TABLE B

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	Rs. 13,65,00,000
2.	Cost incurred as on date of certificate 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)	Rs. 13,65,00,000
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	0

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Yours Faithfully,

FOR AVANISH PANDEY

AVANISH S. PANDEY
MUMBAI UNIVERSITY
CIVIL ENGINEER

AVANISH PANDEY

License No:

15-BENG-15M-776-75800778

Agreed and accepted by:

SQYLINES BUILDERS LLP

Signature of Partner

Name: Mokshay Pradeep Sadhwani

Date: 31-12-2025

Note:

1. Previous Estimated Cost was given based on CC Sanctioned up to G + 4 Floors, Now the revised estimated cost given is based on CC sanctioned up to G + 15 Floors.
2. 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.
3. (*) 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 (*).
4. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) 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.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

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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 (in Rs.)
1.		
2.		