SHURAEM MOMIN (B.E CIVIL) ENGINEER

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mshuraem@gmail.com
Certificate No. :- 6281467
H. No. 75/1, Thana Road, Above Dr. Medical, Bhiwandi - 421 302

Annexure B

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project Wise)

To,

M/s. QUBA TRADELINKS LLP
Ground Floor, H. No. 137/0,
Alrazi Nursing Home,
Old Agra Road, Opp. Darul Falah Masjid,
Gulzar Nagar, Bhiwandi,
Thane, Maharashtra-421302

Subject: Certificate of Cost Incurred for Development of **"UNITY TOWERS"** having MahaRERA Registration Number **P51700076917** being developed by **M/s. QUBA TRADELINKS LLP**

(For 01/01/2025 to 31/03/2025 i.e. Quarter 4 of F. Y. 2024-25)

Sir,

1. I, Momin Shaurem Saud Ahmad, have undertaken assignment of certifying Estimated Cost for "**UNITY TOWERS**" having MahaRERA Registration Number **P51700076917** being developed by **M/s. QUBA TRADELINKS LLP**.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartment and Proportionate completion of internal & external works of project as per specification mentioned in agreement of sale. Our estimated cost calculation are based on the drawing /plan made available to us for the project under reference by the developer/consultant. The schedule

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of item and quantity required for entire work as calculated by me, the assumption of 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 at **Rs.10,90,00,000/-** (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 Mumbai City Municipal Corporation being the Planning Authority under whose jurisdiction of the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 3,80,00,000/-** (Total of Table A and Table B) the amount of Estimated Cost incurred is calculated on the basis input Materials/services used and unit cost of this item.

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. 7,10,00,000/-** (Total of Table A and Table B)

6. I certify that the Cost 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 aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

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TABLE A

Building: UNITY TOWERS

Sr. No	Particular	Amount (in Rs.)
1.	Total Estimated Cost of the Building/Wing/ Layout/Plotted Development as on date of Registration is	9,81,00,000/-
2.	Cost incurred as on date certificate	3,80,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	38.74%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	6,01,00,000/-
5.	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	0

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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No	Particular	Amount (in Rs.)
1.	Total Estimated Cost of the Internal & External Development Works including amenities and Facilities in the layout as on date of Registration is	1,09,00,000/-
2.	Cost incurred as on date certificate	0
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	1,09,00,000/-
5.	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	0

Yours Faithfully,

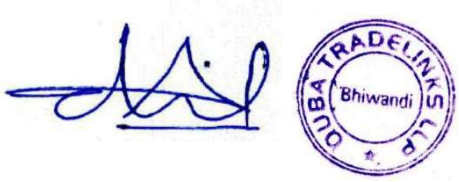
Mr. Momin Shuraem Saud Ahmad



Date: 31/03/2025

Agreed and Accepted by:

For **M/S. QUBA TRADELINKS LLP**



Signature of Promoter

Name: Adil Nasir Husain Momin

Date: 31/03/2025

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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 (In Rs.)
1.	NIL	
2.		