Ajay Mahale
Consulting Engineer

203, Irani Bldg., Sant Dnyaneshwar Marg,
Behind TMC, Panchpakhadi, Thane (W) - 400 602.
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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 - Protect Wise)

Date: 30/06/2025

To,
Rustagi Estates Pvt. Ltd, Shop no. 03, Atul Baug, Kalyan Murbad road,
Syndicate, Kalyan (w)- 421 301.

Subject: Certificate of cost incurred for redevelopment of the project **"RUSTTAGI AARAMBHA 2.0"** *having* MahaRERA Registration Number **(P51700076932)** situated on plot bearing survey No, 101/1/D at Mouje Titwala, Ta - Kalyan, Dist. - Thane being developed by **M/S. RUSTAGI ESTATES PRIVATE LIMITED.**

Sir,

1. We M/S. Ajay Mahale and Associates have undertaken assignment of certifying Estimated Cost for Project **"RUSRTAGI AARAMBHA 2.0"** having MahaRERA Registration Number **P51700076932**

2. 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 attachment of sale. Our estimated cost calculations are based on the information 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 Shri. Ajay Mahale Project Engineer appointed by Developer. The assumption to 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. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **₹ 15,67,00,000/-** (Total of Table A and B) at the time of Registration. The estimated Total Cost of Project is with references to the Civil, MEP and Allied works required for completion of the apartments and Proportionate complication 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) or Layout / Plotted Development from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **₹ 8,36,07,177/-** (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 ofthis items.

AJAY MAHALE & ASSOCIATES
THANE

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5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and Completion of internal & external works, as per specifications mentioned in agreement of sale, of' the Project is estimated at **₹ 7,30,92,823/-** (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate and internal & External works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date others certificate is as given in (Table A and B) below:

TABLE-A

Building called as "Rusttagi Aarambha 2.0 building No. 4 Residential & Commercial"

Sr. No.	Particulars	Amount (in ₹)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	₹ 13,67,00,000 /-
2	Cost incurred as on date of certificate	₹ 6,71,54,790/-
3	Work done in Percentage (as Percentage of the estimated cost)	49.13%
4	Balance Cost to be incurred** (Based on Estimated Cost)	₹ 6,95,45,210/-
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 ₹)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in	₹2,00,00,000/-
2	Cost incurred as on date of certificate	1,64,52,387/-
3	Work done in Percentage (as Percentage of the estimated cost)	82.26%
4	Balance Cost to be incurred** (Based on Estimated Cost)	35,47,613/ -
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	Nil/-

Yours Faithfully,

Signature of Engineer
Name: **Shri. Ajay Mahale**

AJAY MAHALE & ASSOCIATES THANE

RUSTAGI ESTATES PVT. LTD. MUMBAI

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no. M-147033-1

Date: 30/06/2025

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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 (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this 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.

TABLE-C

List of Extra/Additional/ Deleted Items considered in Cost (which were not part of the original Estimate of Total Cost)

Sr.no	Particulars	Amount (In ₹)
NOT APPLICABLE		

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THANE

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