

ENGINEER'S CERTIFICATE

DATE: 30/09/2025

To,
**M/s. ADIYOGI INFRA THROUGH PARTNER,
MR. PRAVIN BALKRISHNA BHOIR & OTHERS,
ADD: BALAJI MATERIAL SUPPLIER,
BESIDES KARRAM GARDEN, OPP. LOTUS POND,
NEAR SHIV MANDIR, DAM ROAD, CHIKHLOLI,
AMBERNATH (WEST),
DIST: THANE, MAHARASTA-421503**

Subject: Certificate of Cost Incurred for Development of "ADIYOGI AURA" having [MahaRERA Registration Number P51700076979] being developed by M/s. ADIYOGI INFRA.

Sir,

I, Mr. Brijeshkumar D. Parasiya have undertaken assignment of certifying Estimated Cost for **"ADIYOGI AURA"** having MahaRera Registration Number **[P51700076979]** being developed by **M/s. ADIYOGI INFRA.**

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 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 Meghraj Longale Quantity Surveyor* appointed by developer/engineer, 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.11,37,00,000/-** (excluding GST) (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 specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building-1&2/wings-(A&B)/ Layout/ plotted development from the **AMBERNATH MUNICIPAL CORPORATION** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.3,96,90,000/-** (Total of Table A+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 and external works, as per specification mentioned in agreement of sale, of the project is estimated at **Rs. 7,40,10,000/-** (excluding GST)(Total of Table A+B).

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

TABLE A

Building-1/Wing-A/ Layout/ Plotted Development S.No.138, H.No.1/A, Village-Chikhloli, Ta-Ambernath, Dist.-Thane. Or called "ADIYOGI AURA".

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Project /wings as on 30/03/2024 is (excluding GST)	Rs. 7,56,00,000/-
2	Cost incurred as on 30/09/2025 (based on the Estimated cost)	Rs. 1,51,20,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	20%
4	Balance Cost to be Incurred (Based on Estimated Cost) (excluding GST)	Rs. 6,04,80,000/-
5	Cost Incurred on Additional /Extra Items as on 30/09/2025 not included in the Estimated Cost (Annexure A)	Rs.0 /-

TABLE A

Building-2/Wing-B/ Layout/ Plotted Development S.No.138, H.No.1/A, Village-Chikhloli, Ta-Ambernath, Dist.-Thane. Or called "ADIYOGI AURA".

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Project /wings as on 30/03/2024 is (excluding GST)	Rs. 3,51,00,000/-
2	Cost incurred as on 30/09/2025 (based on the Estimated cost)	Rs. 2,45,70,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost) (excluding GST)	Rs. 1,05,30,000/-
5	Cost Incurred on Additional /Extra Items as on 30/09/2025 not included in the Estimated Cost (Annexure A)	Rs.0 /-

TABLE B
Internal and External Development Works in Respect of the Registered Phase

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/03/2024 is (excluding GST)	Rs. 30,00,000/-
2	Cost incurred as on 30/09/2025 (based on the Estimated cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (excluding GST)	Rs.30,00,000/-
5	Cost Incurred on Additional /Extra Items as on 30/09/2025 not included in the Estimated Cost (Annexure A)	Rs. 0/

Yours Faithfully


BRIJESH D. PARASIYA
M.TECH (STR), M.I.E
Consulting Engineer

Signature of Engineer
(Licence No-STATE/R/2024/APL/16451) (West)

G-09, Sun Villa, Opp. Dutt Chowk,
Water Tank, Balaji, Badli (West)

Agreed and Accepted By:

Signature of Promoter

Name: M/s. ADIYOGI INFRA

DATE: