JITEN PATEL
B . E . C I V I L
A-12, PANCHRATNA APARTMENT,
S.V.P. ROAD, BORIVALI (W). Mumbai-92
Mobile: 9223351976.

Annexure-B

FORM -2

ENGINEER'S CERTIFICATE

To,
M/s. Aristone Builders,
Shop No. 141, 142, 1st Floor, Bldg. No.3, Vasudev Sky High,
Kanakia Road, Mira Road (East), Thane – 401 107

Subject: Certificate of Cost Incurred for Development of "**THE HYDE PARK**- **Bldg. No. 1 & 3**" having MahaRERA Registration No. **P51700077328** being developed by **M/s. Aristone Builders**.

Sir,
"I Mr. JITEN PATEL have undertaken assignment of certifying Estimated Cost for "**THE HYDE PARK**- **Bldg. No. 1 & 3**" having MahaRERA Registration No. **P51700077328** being developed by **M/s. Aristone Builders**.

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 Developer Engineer, and the assumption of 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 as **Rs. 175 CR**/- (Total of Table A and B).The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and for the purpose of obtaining occupation certificate/ completion certificate for the building(s)/wing(s)/ Layout/Plotted Development from the MBMC (i.e: Mira Bhayander 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. 40,00,61,649/-** (Total of Table A and B).The amount of Estimated Cost Incurred is calculated on the base 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. 134,99,38,351/-.**

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 B below

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B.E.CIVIL
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TABLE A

Building /WING/ Layout Plotted Development building bearing Number or called "THE HYDE PARK- Bldg. No. 1"

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building/Wing/ Layout/ Plotted Development as on date of Registration is	Rs. 145 CR
2	Cost incurred as on date of certificate	Rs. 40,00,61,649/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 104,99,38,351/-
5	Cost Incurred on Additional /Extra Items as on TDR not included in the Estimated Cost (Annexure-A) as on date	Rs. 30 CR

TABLE A

Building /WING/ Layout Plotted Development building bearing Number or called "THE HYDE PARK- Bldg. No. 3"

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building/Wing/ Layout/ Plotted Development as on date of Registration is	Rs. 20.50 CR
2	Cost incurred as on date of certificate	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20.50 CR
5	Cost Incurred on Additional /Extra Items as on TDR not included in the Estimated Cost (Annexure-A) as on date	Rs. 10 CR

TABLE B

Internal & 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 date of Registration is	Rs. 9.50 CR
2	Cost incurred as on date of certificate	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9.50 CR
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	NIL

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Yours Faithfully

Signature of Engineer

JITEN. S. PATEL
LICENCE NO. P/390/SS111

Date: 20-07-2026

Agreed and Accepted by:
M/s. Aristone Builders,
For ARISTONE BUILDERS

PARTNER

Signature of Promoter / Director

Date: 20-07-2026
Place: MUMBAI

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 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 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 parts of the original Estimated of Total Cost)

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