:-Row House- 4, Dheeraj Savera,
Opp. Siddharth Nagar,
Borivali-E, Mumbai-400066.
:-022-65205618 FAX: 022-28851641
Email :-mail@nexuspspl.com
Web :- www.nexuspspl.com

Nexus
Project Solutions Pvt. Ltd

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)

Date:31/12/2023

To
M/s. Anushka Developers,
Arya Group, Shop No. 5, 8,
Randhir Vihar Society, Lalashet
Compound, Near Syndicate Bank,
Bhandup (W), Mumbai – 400 078.

Subject: Certificate of Cost Incurred for Development of Kings Pride having MahaRERA Registration Number **P51800020573**, being developed by **M/s. Anushka Developers**

Sir,

1. I M/s. Nexus Project Solutions Pvt. Ltd have undertaken assignment of certifying Estimated Cost for **ARYA GREENS** having MahaRERA Registration Number **P51800020573** being developed by **M/s. Anushka Developers**. Following technical professionals are appointed by owner/ Developer: -

   (i) Mr. Sandeep Sirsat as Lic Architect.

   (ii) M/s. Nexus Project Solutions Pvt. Ltd. As Structural Consultant.

   (iii) M/s. Nexus Project Solutions Pvt. Ltd. As MEP Consultant.

   (iv) M/s. Nexus Project Solutions Pvt. Ltd. As PMC/Quantity Surveyor

2. We have estimated the cost of the 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 for the entire work as calculated by M/s. Nexus Project Solutions Pvt. Ltd quantity Surveyor* appointed by Developer/Engineer, 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 at **Rs.19,58,11,495/-** (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

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M.C.G.M being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4.The Estimated Cost Incurred till date is calculated at **Rs. 5,98,59,906/-** (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 the 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. **13,59,51,589/-** (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 B below:

TABLE A

Building called **"ARYA GREENS"**

(to be prepared separately for each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is **26/04/2019**	**Rs.19,58,11,495/-**
2	Cost incurred as on date of certificate **31/12/2023**	**Rs. 5,98,59,906/-**
3	Work done in Percentage (as Percentage of the estimated cost)	30.57%
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 13,59,51,589/-**
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. NIL

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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. NIL /-
2	Cost incurred as on date of certificate **31/12/2023**	RS. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL %
4	Balance Cost to be Incurred (Based on Estimated Cost)	RS. NIL /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table C)	RS. NIL /-

Yours Faithfully

Nexus Project Solutions Private Limited Mumbai

KAILASH ANWALA
STR/A/39

M/S. ANUSHKA DEVELOPERS

Agreed and accepted by:
Signature of Partner
Name: Mr. Nitin B. Kshirsagar
Date: 31.12.2023

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