Alpesh M. Gandhi

License Surveyor & Engineer

7th Floor, Solitaire Corporate Park, Andheri-Ghatkopar Link road,
Chakala, Andheri (East), Mumbai-400093.

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

To
Newone Constructions Private Limited,
S-14, 7th floor, Solitaire Corporate Park,
Andheri-Ghatkopar Link Road,
Chakala, Andheri East, Mumbai – 400 093

Subject: Certificate of Cost Incurred for development of Project- "**Satellite Elegance"** having MahaRERA Registration Number **P51800021913** being developed by Newone Constructions Private Limited.

Ref: Q.E 31 Mar, 2026.

Sir,

I, Alpesh Gandhi, have undertaken assignment of certifying Estimated Cost for the Project **" Satellite Elegance"** having MahaRERA Registration Number **P51800021913** being developed by Newone Constructions Private Limited.

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartment and proportionate completion of Internal & External work 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 and Consultants. The Schedule of items and quantity required for the entire work as calculated by **Mr. Wasim Ghori** (Quantity Surveyor) appointed by Developer/Engineer, the assumption of

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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 estimated Cost of completion of the aforesaid project under reference at Rs.157,63,31,239/-. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for the 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 from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated Rs. 118,88,43,333/-. The amount of Estimated Cost Incurred is calculated on the basis of inputs 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 internals & external works, as per specifications mentioned in agreement for sale, of the project is estimated at
Rs. 38,74,87,906/-.

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internals & external works, as per specifications mentioned in agreement for sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A below:

Alpesh M. Gandhi

License Surveyor & Engineer

7th Floor, Solitaire Corporate Park, Andheri-Ghatkopar Link road,
Chakala, Andheri (East), Mumbai-400093.

Sr. No	Particulars	Amount (In ₹.)
1	Total Estimated cost of the project as on 31/03/2026 is	Rs.157,63,31,239/-
2	Cost incurred as on 31/12/2025. (based on the Estimated cost)	Rs.118,88,43,333/-
3	Work done in Percentage. (as Percentage of the estimated cost)	75.42%
4	Balance Cost to be Incurred. (Based on Estimated Cost)	Rs. 38,74,87,906/-
5	Cost incurred on additional items not included in the Estimated cost (Table- C)	NIL

Table B below:

Sr. No	Particulars	Amount (In ₹.)
1	Total Estimated cost of the project as on 31/12/2025 is	NIL
2	Cost incurred as on 31/12/2025. (based on the Estimated cost)	NIL
3	Work done in Percentage. (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred. (Based on Estimated Cost)	NIL
5	Cost incurred on additional items not included in the Estimated cost (Table- C)	NIL

Agreed and accepted by promoter
For Newone Constructions Pvt. Ltd.

Authorised Signatory
Abhishek Jain

Yours Faithfully
ALPESH M GANDHI

(License No: - G/233/LS)

Date: Apr 07, 2026

Alpesh M. Gandhi

License Surveyor & Engineer

7th Floor, Solitaire Corporate Park, Andheri-Ghatkopar Link road,
Chakala, Andheri (East), Mumbai-400093.

*** 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 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.

TABLE C

List of Extra/additional/deleted items considered in cost (Which was not part of the original estimate of total cost)

Sr. No	List of Extra/additional/deleted items	Amount (In ₹.)
1		---------NIL----------