FORM-2
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: 04.04.2025

To,
SHREE AHUJA PROPERTIES PRIVATE LIMITED,
Rajpipla, Opposite Standard Chartered Bank,
Linking Road, Santacruz (West)
Mumbai – 400 054

Subject: Certificate of Cost Incurred for Development of [Project Name PALI] for Construction of 1 building.(MahaRERA Registration Number P51800023040) situated on plot bearing for CTS No.1651, 1653 & 1654 of village Bandra-C, situated at Ambedkar Rd, Bandra (W), Mumbai. Demarcated by its boundaries CTS No. 1652 Ambedkar Road to the East, CTS No. 1348 Narang House -40 to the West, CTS No. 1650 Jeevan Jagruti to the North and CTS NO 1655 &1656 Kenwood CHS Pvt. Ltd. To the South. Division Konkan, Admeasuring 4080.30sq.mts. area being developed by SHREE AHUJA PROPERTIES PRIVATE LIMITED.

Ref: MahaRERA Registration Number P51800023040

Sir,

1. We have undertaken assignment of certifying Estimated Cost for Project Name PALI having MahaRERA Registration Number P51800023040, being 1 Building of the Project situated on plot bearing for CTS No.1651, 1653 & 1654 of village Bandra-C, situated at Ambedkar Rd, Bandra (W), Mumbai, demarcated by its boundaries CTS No. 1652 Ambedkar Road to the East,CTS No. 1348 Narang House -40 to the West, CTS No. 1650 JeevanJagruti to the North and CTS NO 1655 &1656 Kenwood CHS Pvt. Ltd. To the South.Division Konkan, Admeasuring 4080.30sq.mts. area being developed by SHREE AHUJA PROPERTIES PRIVATE LIMITED

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 MS NIKHITA KADAM 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 as Rs. 199.10 Crs (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 to be completion the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and the purpose of obtaining occupation certificate / completion certificate for the building(s) / Wing(s) / Layout / Plotted Development 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 at Rs. 10.43 Crs (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input of materials / services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works 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. 188.67 Crs (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

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

Sr. No.	Particulars	Amount (In Rs Crs)
		Sale bldg.
1	Total Estimated cost of the building / wing / Layout / Plotted Development as on date of Registration is	199.10
2	Cost incurred as on date of Certificate	10.43
3	Work done in Percentage (as Percentage of the estimated cost)	5.24%
4	Balance Cost to be Incurred **(Based on Estimated Cost)	188.67
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Nil

TABLE B

(Internal & External Development Works in Respect of the Registered Phase)

Sr. No.	Particulars	Amount (In Rs Crs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	199.10
2	Cost incurred as on date of Certificate	10.43
3	Work done in Percentage (as Percentage of the estimated cost)	5.24%
4	Balance Cost to be Incurred (Based on Estimated Cost)	188.67
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Nil

Yours faithfully,

Mehul Kaivant Shah

Digitally signed by Mehul Kaivant Shah
Date: 2025.04.04 15:05:23 +05'30'

Mehul K. Shah
M/s. K C Shah Deisgns LLP
B.E. (Civil); A.M.I.E.
Regd. Consulting Structural and Civil Engineer
Regd. no. STR/S/270

Agreed and accepted by:

YIFEI WANG

Digitally signed by YIFEI WANG
Date: 2025.04.04 17:52:23 +05'30'

Signature of Director
Name: Yifei Wang
Date: 04.04.2025

* Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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. The estimated cost includes all labour, material, equipment, and machinery required to carry out entire work.
4. 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.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example any deviation 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 original estimate of total cost) Sr. No.	List of extra Additional/ Deleted items	(Amount in Rs.)
1	Nil	Nil