:-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

Annexure – B

FORM-2
[*See* Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Project, Quarterly Progress Reporting and forwithdrawal of Money from Designated Account – Project Wise)

Date: 26.08.2025

To,
M/s. Adhikari Engineering Pvt Ltd.
435 Avior, LBS Road,
Mulund west, Mumbai – 400081.

Subject: Certificate of Cost Incurred for Development of "**Maharashtra Mandir**" having Maha RERA Registration Number **P51800024024** being developed by **M/s. Adhikari Engineering Pvt Ltd** up to 31st December 2024.

Sir,

1. We **M/s NEXUS PSPL** have undertaken the assignment of certifying Estimated Cost for **Maharashtra Mandir** having Maha RERA Registration Number **P51800024024** being developed by **M/s. Adhikari Engineering Pvt Ltd.**

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 projects 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 **M/s NEXUS PSPL** Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labours 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 the Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 38,89,79,022/-** (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 of the projects 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 32,30,98,039/** (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 completion of the apartments and proportionate completion of internal & external works of the projects as per specifications mentioned in agreement of sale of the Project is estimated at **Rs. 6,58,80,983 /-** (Total of Table A and B).

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

Kailash
Anwala

author: USCPL#WD

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TABLE A
(Rehab Wing)

Sr. No	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing/Layout Plotted as on date 31/03/2025 of Registration is	Rs. 17,98,42,894.00 /-
2.	Cost incurred as on date 31/03/2025 of certificate	Rs. 13,98,36,831.00 /-
3.	Work done in Percentage (as Percentage of the estimatedcost)	77.75 %
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 4,00,06,063.00 /-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	Rs. 0/-

(Sale Wing)

Sr. No	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing/Layout Plotted as on date 31/03/2025 of Registration is	Rs. 20,91,36,128.00/-
2.	Cost incurred as on date 31/03/2025 of certificate	Rs. 18,32,61,208.00 /-
3.	Work done in Percentage (as Percentage of the estimatedcost)	87.63%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 2,58,74,920.00 /-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	

TABLE B

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 31/03/2025 of Registration is	Rs 0/-
2.	Cost incurred as on date of certificate 31/03/2025	Rs. 0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 0/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	

Yours Faithfully,

Kailash Anwala

Digitally signed by Kailash Anwala
DN: cn=Kailash Anwala, o=Unisteps Consulting, ou=Project Management, email=kailash@nexuspspl.com, c=IN
Date: 2025.08.26 17:11:22 +05'30'

Kailash Anwala
STR/A/39

Agreed and accepted by:

ADHIKARI ENGINEERING PRIVATE LIMITED ★ MUMBAI

Signature of Promoter Name:
Date: 26.08.2025

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Note:

1. The scope of work is to complete the Registered Real Estate Project as per drawings approved from time to time and as per specifications in the sale.

2. (*) Quantity surveys can be done by the 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 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 part of the original Estimate of Total Cost).

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

Kailash Anwala