

CHIRAG H MAKANI

Civil Engineer

A – 602 , Pramji Nagar, Daulat Nagar Road NO . 10, Borivali (east), Mumbai – 400 066.

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: 14/01/2026

To,

M/s Shri Neelkanth Developers & Builders, Mumbai
Suburban, MAHARASHTRA, 400066

Subject: Certificate of Cost Incurred for Development of **Mahavir Krupa CHSL Ltd**, having MahaRERA Registration Number **P51800052181** (Only Applicable after project Registration), being developed by **M/s Shri Neelkanth Developers & Builders**

Sir,

1. I/We **Chirag H Makani** have of Certifying Estimated Cost for **Mahavir Krupa CHSL Ltd**, having MahaRERA Registration Number **P51800052181** (Only Applicable after project Registration, being developed by **M/s Shri Neelkanth Developers & 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 the agreements 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 a Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour, and other inputs made by the developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total estimated the total Cost of completion of the aforesaid project under reference at Rs. **15,00,00,000.00** (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 agreements of sale and for the purpose of the obtaining occupation certificate/completion certificate for the Building(s) /Wing(s)/ Layout /Plotted Development from the **P-11227/2022/(18 And Other)/R/C Ward/FP/CC/1/New** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. **3,91,17,000.00** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the basis of input materials/services used and the unit cost of these items.

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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 specification mentioned in the agreement of sale, of the Project is estimated at Rs 11,08,83,000.00 (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP, and allied works for the apartments and proportionate cost of internal & external works, as per the specification 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:

Table-A

Building/ Wing /Layout Plotted Development bearing Number: Mahavir Krupa/NA

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout Plotted Development as on the date of Registration is	15,00,00,000.00
2	Cost incurred as of the date of the certificate	3,91,17,000.00
3	Work done in Percentage (as a Percentage of the estimated cost)	26.78
4	Balance Cost to be Incurred**(Based on Estimated Cost)	11,08, 83,000.00
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table-C)	0

Table B

Internal and External Development Works in respect of the Registered Phase

Sr. No. (1)	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout Plotted Development as on the date of Registration is	0
2	Cost incurred as on the date of the certificate	0
3	Work done in Percentage (as a percentage of the estimated cost)	0
4	Balance Cost to be Incurred**(Based on Estimated Cost)	0
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table C)	

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Yours Faithfully

CHIRAG
HARSH
MAKANI

CHIRAG H MAKANI

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
[Not Less than bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no. (if applicable)

Date of Certificate:

For Shri Neelkanth Developers & Builders

Signature of Promoter Partner

Name: M/s Shri Neelkanth Developers & Builders

Date:

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 mentioned in the 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 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 the Difference between Total estimated Cost (1) and the 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 an 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)