SK Consultants & Engineers
Address: 809/810, The Landmark, Plot no- 26A, Sector -7, Kharghar, Navi Mumbai-410210 Ph: +91 7678081406

Annexure - B
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)

(As on 30/09/2025)

To,
M/s. Laxmina Argentum Realties (India) Private Limited,
1401, Laxmina Group, Sanjona Chambers,
Deonar Lakme Road, Opp IIPS,
Govandi East, Mumbai – 400088

Subject: Certificate of Cost Incurred for Development of Laxmina Krishna Niwas having MahaRERA Registration Number P51800052240 being developed by M/s. Laxmina Argentum Realties (India) Private Limited.

Sir,

We **S.K. Consultants & Engineers** have undertaken assignment of certifying the Estimated Cost for **Laxmina Krishna Niwas** having MahaRERA Registration Number **P51800052240** being developed by **M/s. Laxmina Argentum Realties (India) 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 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. 8,35,00,000/-** (Total of Table A and B) at the 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 specification 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 **BRIHANMUMBAI MUNICIPAL CORPORATION** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 10,45,74,146/-** (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 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, as per specifications mentioned in agreement of sale, of the project is estimate at **Rs. 0/-** (Total of Table A and B).

Note: The Cost Incurred is Rs. 2,10,74,146/- more than the Total Estimated Cost.

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external, 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 (Rehab)

Building/ Wing/ Layout/ Plotted Development bearing Number **P51800052240** or called **Laxmina Krishna Niwas** (to be prepared separately for each Building/ Wing/ Layout/ Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on **02/08/2023**	**2,85,00,000**
2.	Cost incurred as on **30/09/2025**	**3,57,64,358**
3.	Work done in Percentage (As Percentage of the estimated cost)	**100%**
4.	Balance Cost to be Incurred ** (Based on Estimated Cost)	**0**
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	**72,64,358**

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Table A (Sales)

Building/ Wing/ Layout/ Plotted Development bearing Number **P51800052240** or called **Laxmina Krishna Niwas** (to be prepared separately for each Building/ Wing/ Layout/ Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on **02/08/2023**	**5,08,25,000**
2.	Cost incurred as on **30/09/2025**	**6,35,81,081**
3.	Work done in Percentage (As Percentage of the estimated cost)	**100%**
4.	Balance Cost to be Incurred ** (Based on Estimated Cost)	**0**
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	**1,27,56,081**

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on **02/08/2023**	**41,75,000**
2.	Cost incurred as on **30/09/2025**	**52,28,707**
3.	Work done in Percentage (as Percentage of the estimated cost).	**100%**
4.	Balance Cost to be Incurred** (Based on Estimated Cost).	**0**
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	**10,53,707**

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Yours Faithfully,

HRUSHIKESH VILAS MINDHE

Digitally signed by HRUSHIKESH VILAS MINDHE

Hrushikesh Vilas Mindhe
S K Consultants & Engineers
(STATE/R/2024/APL/14234)

Agreed and accepted by:

Signature of Promoter:

Name:

Date:

Note:

1. The scope of work is to compact Registered Real Estate Project as per drawings approved from link 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 may vary from Differences between Total Estimated Cost and Actual Cost incurred 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 the cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.	Construction Material	2,10,74,146
2.	Nil	Nil

Date:- 16/10/2025