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: 29.11.2025

To,
Surbhi Construction
Office No. 1, J/102, Nisarg Heaven,
Co-op-Ho-society Ltd, Mahavir Nagar,
Kandivali West, Mumbai 400067.

Subject: Certificate of Cost Incurred for Development of **Rijin Enclave (Vishnu Bhuvan)** Project having MahaRERA Registration Number (Only Applicable after Project Registration) being developed by **Surbhi Construction.**

Sir,

1) I/We **M/s Unisteps Consulting Pvt Ltd** have undertaken assignment of certifying Estimated Cost for **Rijin Enclave (Vishnu Bhuvan) Project** having MahaRERA Registration Number (Only Applicable after Project Registration) being developed by **Surbhi Construction.**

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 **M/s Unisteps Consulting Pvt Ltd** 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 Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 4,51,00,000/-** (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 apartment the proportionate completion of internal & external works, as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation certificate/ completion certificate for the building(s)/ Wing(s)/ Layout/plotted development from the SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4) The Estimated cost incurred to date is calculated at **Rs 2,74,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services and units 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, as per specifications mentioned in agreement of sale, of the project is estimated **Rs 1,77,00,000/-** (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

Building /Wing / Layout/Plotted development bearing Number_____or called _____ (to be prepared separately for each Layout / Building /Wing of the Real Estate Project)

Sr No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date 30/09/2025 of Registration is	**Rs 4,51,00,000/-**
2.	Cost incurred as on date 30/09/2025 of certificate	**Rs 2,74,00,000/-**
3.	Work done in Percentage (as Percentage of the estimated cost)	**60.75%**
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	**Rs 1,77,00,000/-**
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	**-**

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

Yours Faithfully,
For **M/s Unisteps Consulting Pvt Ltd,**

Kailash Anwala

Digitally signed by Kailash Anwala
DN: cn=Kailash Anwala, o=M/s unisteps Consulting Pvt Ltd, ou=Project Management Consultancy(UOA-BO), email=mail@unistepscpl.com, c=IN
Date: 2025.11.29 12:34:32 +05'30'

Kailash Anwala

Consulting Engineer

License No. STR/A/39

Signature of Promoter

MITESH BHIKHUBHAI SHAH

Digitally signed by MITESH BHIKHUBHAI SHAH
DN: c=IN, o=PERSONAL, pseudonym=35d5c8fafa744fdba4299001f407e8d, 2.5.4.20=b9c1bfc6346011 8cea10058ac54270f6f23ae96c87 7b4ba753557f3d8e687a7ca, postalCode=400092, st=Maharashtra, serialNumber=5e6045dbcfdc42a2aa4f75215a9338a482c1 e2003b984febd089e5074093fab, cn=MITESH BHIKHUBHAI SHAH
Date: 2026.01.10 13:52:56 +05'30'

Name: **Surbhi Construction**

Date: 29.11.2025

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 specification mentioned in an 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 Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimate 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 materials used from specifications in agreement of sale.
6) Construction cost of whole layout is proportionately consumed for this project which includes cost of rehab building, reservation plot & D P Road.

TABLE C

List of Extra / Additional / Deleted Items considered in cost (which were not part of the original Estimated of Total cost)

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