Annexure - B
FORM-2
[*See* Regulation 3]
ENGINEER'S CERTIFICATE
(Quarterly Progress Reporting for Quarter ending June 2025)

Date: 01.07.2025

M/s. H Rishabraj Realty
103, Jai Tirth,
Daulat Nagar, Road No. 10,
Borivali (East), Mumbai – 400 066.

Subject: Certificate of Cost Incurred for Development of **63 Rishabraj Aradhana** having MahaRERA Registration Number **P51800053420** being developed by **M/s. H Rishabraj Realty**

Sir,
1. I/ We **M/s Unisteps Consulting Pvt Ltd** have undertaken assignment of certifying Estimated Cost for **Rishabraj Aradhana** having MahaRERA Registration Number **P51800053420** being developed by **M/s. H Rishabraj Realty**

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 Unisteps Consulting Pvt Ltd** 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 the Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 12,25,00,000/-** (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 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. 8,22,48,457/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated based on 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. 4,02,51,542/-** (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 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 **P51800053420** (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 as on date **30.06.2025** of Registration is	**Rs 12,25,00,000/-**
2.	Cost incurred as on date **30.06.2025** of certificate	**Rs 8,22,48,457/-**
3.	Work done in Percentage (as Percentage of the estimatedcost)	**67.14%**
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	**Rs. 4,02,51,542/-**
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	**Rs. 0/-**

TABLE B

Internal & External Development Works in Respect of the entire Registered Phase

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 **30.06.2025** of Registration is	**NA**
2.	Cost incurred as on date **30.06.2025** of certificate	**NA**
3.	Work done in Percentage (as Percentage of the estimated cost)	**NA**
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	**NA**
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	**NA**

Yours Faithfully,

Agreed and accepted by:

Kailash Anwala

Digitally signed by Kailash Anwala
DN: cn=Kailash Anwala, o=Unisteps Consulting, ou=Project Management, email=mail@unistepscpl.com, c=US
Date: 2025.07.01 12:16:15 +05'30'

KAILASH ANWALA
STR/A/39

Signature of Promoter Name:

HARISH RATANCHAND JAIN

Digitally signed by HARISH RATANCHAND JAIN
Date: 2025.07.01 15:35:45 +05'30'

Harish R Jain
M/s. H Rishabraj Realty
Date: 01.07.2025

Note:

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

2. (*) Quantity survey 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 must 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.		
2.		