SAMARTH AGARWAL
B.E., M. TECH. (IIT, KANPUR)

ESTIMATION & COSTING
126, CFC Bldg-II, APMC Mkt-II, Phase-II, Sector 19, Vashi,
Navi Mumbai - 400 705 ; Phone (22) 2789 9885
Cell : 93219 99885 email: adharshila.str@gmail.com

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: **June 6, 2026**

To

M/s. Makwise Homes LLP
B / 902, Lords CHS. Ltd
Plot no. 35 /35A, Sector 15,
CBD Belapur, Navi Mumbai - 400 614

Sub: Certificate of Revised Cost Incurred for Development of Project "Anuvidnyan Nagar Co. Op. Housing Society Ltd" having Two Wings 'A' & 'B' on Plot bearing Survey No. 141 (Pt), CTS No. 178(pt), 179 (pt.), 174 (pt.), Village Mankhurd, Near Datta Mandir, Agarwadi, M/East Ward, Mankhurd, Mumbai- 400088; with MahaRERA Registration Number [P51800053906], being developed by M/s Makwise Homes LLP.

Sir,

1 I, Samarth Agarwal have undertaken assignment of certifying Estimated Revised Cost for the Development of Project "Anuvidnyan Nagar Co. Op. Housing Society Ltd" having Two Wings 'A' & 'B' on Plot bearing Survey No. 141 (Pt), CTS No. 178(pt), 179 (pt.), 174 (pt.), Village Mankhurd, Near Datta Mandir, Agarwadi, M/East Ward, Mankhurd, Mumbai- 400088; with MahaRERA Registration Number [P51800053906], being developed by M/s Makwise Homes LLP.

2 We have the estimated Revised Cost of Civil, MEP and allied works required for the the completion of the Apartments and the proportionate completion of internal and external works of the project as per the specifications mentioned in the agreement of sale. Our estimated Revised Cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by us on being appointed by Developer, and the assumption of the Revised Cost of material, labour and other inputs made by developer, and the Certificate of Site Inspection issued by the Architect in Form 01.

3 We have the Total Estimated Revised Cost of completion of the aforesaid project under reference as **Rs. 47,81,90,000/-** (Total of Table A and B) at the time of Registration. The estimated Total Revised Cost of project is with reference to the Civil, MEP and allied works required for the completion of the Apartments and the proportionate completion of internal and external works, as per the specifications mentioned in the agreement of sale be completed and for the purpose of obtaining occupation certificate / completion certificate for the building(s) / Wing(s) / Layout / Plotted Development from the MCGM M/EWard, Vikhroli, Mumbai, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4 The Estimated Revised Cost Incurred till date is calculated at **Rs. 15,89,20,000/-** (Total of Table A and B). The amount of Estimated Revised Cost Incurred is calculated on the basis of input materials/services used, and the unit Revised Cost of these items.

5 The Balance Revised Cost of Completion of the Civil, MEP and Allied works for the completion of the Apartments and the proportionate completion of internal and external works, as per the specifications mentioned in the agreement of sale of the project is estimated at **Rs. 31,92,70,000/-** (Total of Table A and B).

6 I certify that the Cost of the Civil, MEP and allied work for the Apartments and the proportionate completion of internal and external works, as per the 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 :

TABLE A

Anuvidnyan Nagar Co. Op. Housing Society Ltd
WING - A

S No	Particulars	Amounts
1	Total Estimated Revised Cost of the building/wing/Layout /Plotted Development, as on date of Registration is	Rs 22,46,10,000.00
2	Revised Cost incurred as on June 6, 2026 (based on the Estimated Revised Cost)	Rs 8,35,60,000.00
3	Work done in Percentage (as Percentage of the estimated Revised Cost)	37.20%
4	Balance Revised Cost to be Incurred (Based on Estimated Revised Cost)	Rs 14,10,50,000.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table - C)	*Not Estimated as on today*

WING - B

S No	Particulars	Amounts
1	Total Estimated Revised Cost of the building/wing/Layout /Plotted Development, as on date of Registration is	Rs 18,03,90,000.00
2	Revised Cost incurred as on June 6, 2026 (based on the Estimated Revised Cost)	Rs 6,71,10,000.00
3	Work done in Percentage (as Percentage of the estimated Revised Cost)	37.20%
4	Balance Revised Cost to be Incurred (Based on Estimated Revised Cost)	Rs 11,32,80,000.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table - C)	*Not Estimated as on today*

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TABLE B

Internal and External Development Works in Respect of the Registered Phase

S No	Particulars	Amounts
1	Total Estimated Revised Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs 7,31,90,000.00
2	Revised Cost incurred as on June 6, 2026 (based on the Estimated Revised Cost)	Rs 82,50,000.00
3	Work done in Percentage (as Percentage of the estimated Revised Cost)	11.27%
4	Balance Revised Cost to be Incurred (Based on Estimated Revised Cost)	Rs 6,49,40,000.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table - C)	*Not Estimated as on today*

Yours Faithfully



Digitally signed by SAMARTH PRADEEP KUMAR AGARWAL
DN: c=IN, postalCode=400709, st=MAHARASHTRA, street=ROW HOUSE PLOT NO 86 ,SECTOR 04 ,THANE,KOPAR KHAIRANE ,400709, l=THANE, o=Personal, serialNumber=92e054af91d8d5c1799c1fb11d76e8fb25b9422d69eda5b75d4d70908a3731df, pseudonym=9dcd759e13d440f982092aa0e9c81245, 2.5.4.20=fd8d770394b759f47d47b425bff060d9f987d16959c673572419fc584b128db6, email=ADHARSHILA.STR@GMAIL.COM, cn=SAMARTH PRADEEP KUMAR AGARWAL

Signature of Engineer
(Samarth Agarwal)
BMC Registration Number **STR:840010029**

Agreed and Accepted by

DINESH TULSHI RAM PUROHIT

Digitally signed by DINESH TULSHI RAM PUROHIT
DN: c=IN, st=MAHARASHTRA, street=PLOT NO-111,SECTOR-09A,MIDC,KOPARKHAIRANE,THANE, o=Personal, serialNumber=e4f34ac2e27332d9ac8c1021b0a4c19259dfaa1e8f0ab2a2f7d3b0ac8e7e7f5, pseudonym=9ac2d9f1ae6f4f65b7ef5fd2e0f71fe5, 2.5.4.20=eaa4c42fe9ea6f9a47ddc8a01e45e287 f01b5b5f78f03ff7f9e0e8697e45e6ae1, email=DINESHPUROHIT@GMAIL.COM, cn=DINESH TULSHI RAM PUROHIT
Date: 2026.07.06 15:28:19 +05'30'

Signature of the Promoter
Name:
Date:

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Note:

1 The Scope of the Work is to complete the Registered Real Estate Project as per the drawings approved from time to time, and as per the specifications mentioned in the agreement of sale.

2 Quantity Survey can be done by the office of the Engineer, or an Independent Quanity Surveyor, whose certificate of Quantity can be relied upon by the Engineer.

3 Balance Cost to be Incurred may vary from the Disfference between the Total Estimated Cost (1) and the Actual Cost Incurred (2) due to the Deviation in Quantity required / escalation of the Cost, etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in the ammendment of the cost incurred / to be incurred

4 All components of the Work with Specifications are Indicative, and not exhaustive.

5 Please specify if there are any deviations / qualifications. Example, Any deviation in the input material used from the Specifications in the 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	Amounts
1	The Increase in the Estimated cost is due to the Increase in BuA as per amended CC issued by MCGM ref No. No P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E/FCC/1/Amend Dt 20-05-2026	**Rs 13,21,90,000.00**
2		