F R A M E S

CONSULTING CIVIL – STRUCTURAL ENGINEERS, PROJECT MANAGEMENT CONSULTANTS

Scarlet, 57/B-219, G-4, Chapel Road, Next to Lucky Decoraters, Near Lilavati Hospital, Bandra (W), Mumbai – 400 050

E-mail: framesstructure@gmail.com Phone: 91 9167916781.

J.No.592

FORM – 2

ENGINEER'S CERTIFICATE

Date: 06-10-2026

To,

M/s. Raghav Raj Builders & Developers LLP,
A-710, Crystal Plaza, Opp. Infinity Mall,
Andheri Link Road, Andheri (W),
Mumbai – 400053.

Subject : Certificate of Cost Incurred for Development of "Raghav Ananta" Project situated on plot bearing CTS No. 356(pt) of Village Hariyali, situated at Kannamwar Nagar, Vikhroli (East), Mumbai-400083. admeasuring 977.62 sq.mts. area being developed by M/s. Raghav Raj Builders & Developers LLP.

Sir,

I, **Furkhan Pettiwala** have undertaken assignment of certifying Estimated Cost for "Raghav Ananta" having MahaRERA Registration Number P51800054281 for the Project situated on plot bearing CTS No. 356(pt) of Village Hariyali, situated at Kannamwar Nagar, Vikhroli (East), Mumbai-400083. admeasuring 977.62 sq.mts. area being developed by M/s. Raghav Raj Builders & Developers LLP.

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 plans made available to us for the project under reference by the Developer. The Schedule of items and quantity required for the entire work as calculated by Furkhan Pettiwala Quantity Surveyor* appointed by Developer, the assumption of the cost of the 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 at Rs. 52,50,00,000/- (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, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate for the Building Development from the MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 18,34,78,903/- (Total of Table A and B). the amount of Estimated Cost Incurred is calculated on the basis of input materials 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, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 34,15,21,097/- (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 bearing MahaRERA Registration number P51800054281 called Raghav Ananta

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building as on date of Registration is	42,00,00,000/-
2.	Cost incurred as on date of certificate(30-09-2026)	17,90,03,808/-
3.	Work done in Percentage (as Percentage of the estimated cost)	42.61%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	24,09,96,192/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table – C)	0.00

TABLE B

Internal & External Development Works in Respect of the 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 of Registration is	10,50,00,000/-
2.	Cost incurred as on date of certificate(30-09-2026)	44,75,095/-
3.	Work done in Percentage (as Percentage of the estimated cost)	4.26%
4.	Balance Cost to be incurred (Based on Estimated Cost)	10,05,24,905/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table – C)	0.00

Yours truly
For **FRAMES.**

Mohammed Furkhan Pettiwala
Digitally signed by Mohammed Furkhan Pettiwala
Date: 2026.10.06 17:45:39 +05'30'

(FURKHAN I. PETTIWALA)
Consulting Structural Engineer,
Regn. No. STR/P/157.

Agreed and Accepted by: M/s. Raghav Raj Builders & Developers LLP

SUDHANSHU RAMAVTAR AGARWAL
Digitally signed by SUDHANSHU RAMAVTAR AGARWAL
Date: 2026.10.07 11:58:04 +05'30'

Signature of Promoter

Name: Sudhanshu Agarwal

Date: 07-07-2026

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time 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 (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.		