Form – 2
[See Regulation 3]
Engineer's Certificate

Date: 21.05.2025

To,
The Promoter,
S-518, Manish Chambers, Sonawala Cross Rd 1,
Goregaon East, Mumbai MH 400063.

Subject : Certificate of Cost incurred for Development of "THE BELLAGIO" having MahaRERA Registration Number P50500053934 being developed by Promoter.

Sir,

1. I/We Pankaj Arya have undertaken assignment of certifying Estimated cost for **"THE BELLAGIO"** having MahaRERA Registration Number **P50500053934** being developed by **Promoter**.

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 Pankaj Arya Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the 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. **6000.00 Lakhs** (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 project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings/ Wings/Layout/Plotted Development from the Nagpur Metropolitan Region Development Authority, Nagpurbeing the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. **825.00** (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 of these items.

5. The balance cost of completion of the 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, of the Project is estimated at **Rs. 5175.00 Lakhs** (Total of Table A and B)

6. I certify that the cost of the Civil, MEP and allied works 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 BLOCK No. 18(B1 &B2)
(Trade-name **"THE BELLAGIO"**)

(to be prepared separately for each Building /Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts (Rs. In Lakhs)
1.	Total Estimated cost of the buildings/wings as on date of Registration is	5600.00
2.	Cost incurred as on date of certificate	689.00
3.	Work done in Percentage (as Percentage of the estimated cost)	21.53%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	4411.00
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	Nil

TABLE B

Internal & External Development works in respect of the Registered Phase

Sr. No.	Particulars	Amounts (Rs. In Lakhs)
1.	Total Estimated cost of the internal and external Development Works including amenities and facilities in the layout as on date of Registration is	400.00
2.	Cost incurred as on date of certificate	136.00
3.	Work done in Percentage (as Percentage of the estimated cost)	34.00%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	264
5.	Cost Incurred on Additional / Extra Items not Included in the Estimated Cost (Table - C)	Nil

Yours faithfully,

PANKAJ ARYA

Agreed and Accepted by:

Deds Properties Private Limited

Signature of Promoter

Date : 21-05-2025.