Form 2
(See Regulation 3)

ENGINEER'S CERTIFICATE

Date: 02-07-2024

To
Mathuresh Infrapro Pvt Ltd
2403- A wing, Mafatlal Mills compound, N.M. Joshi Marg
Lower Parel, Mumbai- 400013

Subject : Certificate of Cost Incurred till 30th June, 2024 for Development of Monopoli Project having MahaRera Registration Number- P51900049902 being developed by Mr. Mathuresh Infrapro Pvt Ltd

Sir,

1. I, **Chandra Shekhar Gadgil**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Monopoli Project having MahaRera Registration Number- P51900049902 being developed by Mr. Mathuresh Infrapro Pvt Ltd.

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 the agreement for sale. Our estimated 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 Ms. Rahul Rane, Quantity Surveyor* and also MEP consultant *M/s Prshanti MEP consultant* appointed by Developer, 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 Total Estimated Cost of completion of the aforesaid project under reference as Rs. 285.95 Crs. (Total of Table A & 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 the agreement for sale and for the purpose of obtaining occupation certificate/completion certificate for the building(s) /Wings /Layout /Plotted Development from **Municipal Corporation of Greater Mumbai** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 38.70 Crs. (Total of Table A & 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 for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement for sale, of the project is estimated at Rs. 247.25 Crs (Total of Table A & B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement for sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below.

TABLE A
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (Rs. in Crs) (Sale Building)	Amount (Rs, in Crs) (Rehab Building)
1	Total Estimated cost of the building as on the date of registration is	159.40	85.74
2	Cost incurred as on the date of certificate	10.26	15.12
3	Work done in Percentage (As Percentage of the estimated cost)	6.44%	17.63%
4	Balance Cost to be Incurred (Based on Estimated Cost)	149.14	70.62
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost	Nil	Nil

TABLE B
Internal & External Development Works in Respect of the Registered Project

Sr. No.	Particulars	Amount (Rs. in Crs)
1	Total Estimated cost of the building as on the date of registration is	40.81
2	Cost incurred as on the date of certificate	13.32
3	Work done in Percentage (As Percentage of the estimated cost)	32.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	27.49
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost	Nil

Yours Faithfully

Signature and Name (CHANDRA SHEKHAR GADGIL)

Agreed and Accepted by

Signature of the Promoter

Name:

Date 02/07/2024