

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)

Date : 31 December 2021

To ,
Xrbia Epoch Creations LLP ,
1st Floor , Mantri House , 929 ,
F C Road , Shivaji Nagar ,
Pune 411004

Subject : Certificate of Cost Incurred for Development of Project Millennium Park having MahaRERA Registration No P52100017777 being developed by M/s Xrbia Epoch Creations LLP.

1. Sir, I Shri Adyashankar Yadav have undertaken assignment of certifying Estimated Cost for **Project Millennium Park having MahaRERA Registration No P52100017777 being developed by M/s Xrbia Epoch Creations LLP.**

2. We have estimated the cost of Civil , MEP and allied works required for completion of apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the 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 for the entire work as calculated by **Shri Vikas Mahindrakar** quantity Surveyor* appointed by Developer/Engineer, and 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 76,03,35,362/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completion of apartments and proportionate completion of internal & external work , as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wing(s) /Layout/Plotted Development from **The Pune Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 33,41,95,871/-** (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 for completion of apartments and proportionate completion of internal and external works , as per specifications mentioned in agreement of sale of the project is estimated at **Rs. 42,61,39,450/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and Allied works for completion of apartments and proportionate completion of internal and 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

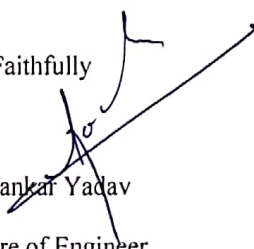
Sr. No.	Particulars	Amount Rs.
1	Total Estimated cost of the building/wing as on 31 December 2021 is	62,38,64,912
2	Cost incurred as on 31 December 2021 is (based on the Estimated cost)	33,41,95,871
3	Work done in Percentage (as Percentage of the estimated cost) on 31 December 2021 is	53.57%
4	Balance Cost to be Incurred (Based on Estimated Cost) on 31 December 2021 is	28,96,69,041
5	Cost Incurred on Additional /Extra Items as on date of Registration is not included in the Estimated Cost (Annexure A) on 31 December 2021 is	

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 December 2021 is	13,64,70,450
2	Cost incurred as on 31 December 2021 is (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost) on 31 December 2021 is	-
4	Balance Cost to be Incurred (Based on Estimated Cost) on 31 December 2021 is	13,64,70,450
5	Cost Incurred on Additional /Extra Items as on date of Registration is not included in the Estimated Cost (Annexure A) on 31 December 2021 is	

Yours Faithfully


 Adyashankar Yadav

Signature of Engineer

Agreed and Accepted by:

 Signature of Promoter
 M/s Xrbia Mirth Properties LLP
 Date :-

* Note

1. The scope of work is to complete entire 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 ,any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

6. Please specify if there are any deviations /qualifications.

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)