

**FORM 2**  
**ENGINEER'S CERTIFICATE**

Date: 25/05/2025

To,  
**M/s. Rosate Estates Pvt Ltd,**  
**601, 603, Akruti Erica,**  
**27th, Shraddhanand Road,**  
**Vile Parle East, Mumbai - 400057**

Sub.: Certification of Cost Incurred for Development of “**Agrawals Phoenix**” for Construction of **1 (One)** buildings of the Project [Maha RERA Registration Number] being developed by **M/s. Rosate Estates Pvt Ltd.**

Sir,

1. We, **M/s. Archpro India** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one building of the Project being developed by M/s. Rosate Estates Pvt Ltd
2. I 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/consultant. The assumption of the cost of material, labor 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 building of the aforesaid project under reference as **Rs. 65,08,69,837/-** (Total of Table A & B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at **Rs.6,34,30,000/-**(Total of Table A & B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Planning Authority is estimated at **Rs. 58,74,39,837/-** of Table A & B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate 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:

**AGRAWALS PHOENIX  
TABLE – A**

| <b>Sr. No.</b> | <b>Particulars</b>                                                                             | <b>Amounts</b>     |
|----------------|------------------------------------------------------------------------------------------------|--------------------|
| 1              | Total Estimated cost of the building/wing as on date of Registration is                        | Rs. 60,08,69,837/- |
| 2              | Cost incurred as on date of certificate (based on the estimated cost)                          | Rs. 6,34,30,000 /- |
| 3              | Work done in Percentage (as Percentage of the estimated cost)                                  | 10.55%             |
| 4              | Balance Cost to be incurred (based on estimated cost)                                          | Rs. 53,74,39,837/- |
| 5              | Cost on Additional/ Extra Items as on 25/05/2025 not included in the estimated cost (Table- C) | Rs.00 Cr           |

**TABLE B**

| <b>Sr. No.</b> | <b>Particulars</b>                                                                                                                                 | <b>Amounts</b>   |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1              | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is | Rs.5,00,00,000/- |
| 2              | Cost incurred as on date of certificate (based on the estimated cost)                                                                              | Rs.0 /-          |
| 3              | Work done in Percentage (as Percentage of the estimated cost)                                                                                      | 0.0%             |
| 4              | Balance Cost to be incurred (based on estimated cost)                                                                                              | Rs.5,00,00,000/- |
| 5              | Cost on Additional/ Extra Items as on 15/02/2025 not included in the estimated cost (Table- C)                                                     | Rs.00 Cr         |

Yours Faithfully

**Mr. Bhaskar Mishra**  
**(Engineer)**  
**(License No. M/398/LS)**

Agree and Accepted by:

Signature of Promoter

Name:

Date:

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
2. (\*) Quantity survey can be done by office of Engineer or can be done by and 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 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 specification are indicative and not exhaustive.
5. Please specify if there are any deviations / qualification. 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)

| Sl no | Details | Rate | Qty | Amount |
|-------|---------|------|-----|--------|
|       |         |      |     |        |
| 1     |         |      |     |        |
| 2     |         |      |     |        |
| 3     |         |      |     |        |