

[see Regulation 3]

FORM-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date : 31-03-2025

To,
M/S. RITU MULTITRADE SERVICES PVT LTD
71 AT ANDHERI, ANDHERI,
MUMBAI SUBURBAN, 400093

SUBJECT: Certificate of Cost Incurred for Development of **BUSINESS BAY, BUILDING / PROJECT FOR CONSTRUCTION OF 1 NO. OF BUILDING (S) FOR BUSINESS BAY, At Plot Bearing / CTS / Survey / Final Plot No.: 71 AT ANDHERI, ANDHERI, MUMBAI SUBURBAN, 400093 ADMEASURING 7105.71 SQ. MTS. AREA BEING DEVELOPED by M/S. RITU MULTITRADE SERVICES PVT LTD**

Ref : Maha RERA Registration Number- P51800016955

Dear Sir,

I Mr Sandeep Chougale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERAJ being No. of Building (s) **BUSINESS BAY, BUILDING / PROJECT FOR CONSTRUCTION OF 1 NO. OF BUILDING (S) FOR BUSINESS BAY, At Plot Bearing / CTS / Survey / Final Plot No.: 71 AT ANDHERI, ANDHERI, MUMBAI SUBURBAN, 400093 ADMEASURING 7105.71 SQ. MTS. AREA BEING DEVELOPED by M/S. RITU MULTITRADE SERVICES PVT LTD**

1. Following technical professionals are appointed by promoter:
 - (i) IQBAL NURMOHAM MED MALIK ARCHITECT
 - (ii) M/S RISHI SEKHRI & ASSOCIATES CHARTERED ACCOUNTANT
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Buildings) of the project. 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 MR Sandeep chougale ENGINEER 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **RS 250000000.00/-** (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 completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the MUMBAI MUNICIPAL CORPORATION COMMISSIONER PLANNING AUTHORITY being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **RS.130000000.00 /-** (Total of Table A and 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 MUMBAI MUNICIPAL CORPORATION COMMISSIONER PLANNING AUTHORITY (Planning Authority) is estimated at **RS 120000000.00/-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and propionate completion of

internal and external works of the project as per the specifications mentioned in agreement of sale the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

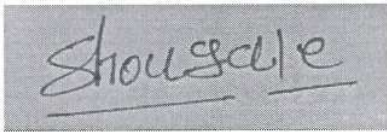
Project:- BUSINESS BAY, At Plot Bearing / CTS / Survey / Final Plot No.: 71 AT ANDHERI, ANDHERI, MUMBAI SUBURBAN, 400093 (to be prepared separately for each Building /Wing/layout/plotted development of the Real Estate Project)

SR. NO	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building/wing/layout/plotted development as on 31-03-2025 date of Registration is	RS 225000000.00
2	Cost incurred as on 31-03-2025 date of certificate.	RS 117000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	52%
4	Balance Cost to be Incurred (Based on Estimated Cost)	RS 108000000.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	RS. 0.00

TABLE B

(Internal & External development works in respect of the registered phase)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31-03-2025 date of Registration is	RS 25000000.00
2	Cost incurred as on the 31-03-2025 date of certificate.	RS 13000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	52%
4	Balance Cost to be Incurred (Based on Estimated Cost)	RS 12000000.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	RS.0.00



Signature of Engineer; -
MR SANDEEP CHOUGALE



M/S. RITU MULTITRADE SERVICES PVT LTD

Agreed and Accepted by
Signature of Promoter

*** 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 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 quality 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.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example : Any deviations in input material used from specification in agreement of sale.

Table C

List of Extra / Additional/Deleted Items executed with 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		