

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- Project wise)

Date: **30.05.2025**

To,

J A METALTEC PVT. LTD.

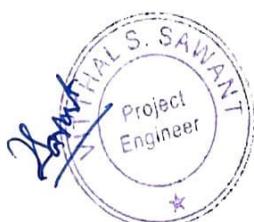
CTS NO. 608, 608/1 TO 608/13, L.B.S MARG,
VILLAGE KANJUR (W), BHANDUP (W)
MUMBAI - 400 078

Subject: Certificate of Cost Incurred for Development of **SKYLINE** having MahaRERA
Registration Number _____ being developed by the **J A METALTEC PVT. LTD.**

Sir,

I, **Mr. Vitthal S Sawant** have undertaken the assignment of certifying Estimated Cost for
SKYLINE having MahaRERA Registration Number _____ being developed by the
J A METALTEC PVT. LTD.

1. We have estimated the cost of Civil, MEP and Allied works, of the apartments and proportionate completion of internal and external of the project as per specifications mentioned in 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 **Mr. Vitthal S Sawant** 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.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **56,20,00,000/-** (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 **BRIHANMUMBAI MUNICIPAL CORPORATION** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. **1,00,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.



4. 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 **BRIHANMUMBAI MUNICIPAL CORPORATION** (Planning Authority) is estimated at **Rs. 55,20,00,000/-**(Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:
6. I certify that the Cost of Civil, MEP and allied work for the apartments and proportionate internal and external work as per specifications mentioned in agreement for sale of the aforesaid projects as completed on the date of this certificate is a given in Table A and Table B below

TABLE A

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 30.05.2025 date of Registration is	Rs. 56,20,00,000/-
2	Cost incurred as on 30.05.2025 (based on the Estimated cost)	Rs. 1,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 55,20,00,000/-
5	Cost Incurred on Additional /Extra Items as on 30.05.2025 not included in the Estimated Cost (Annexure A)	N. A



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

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date 30.05.2025 of Registration is	N.A
2.	Cost incurred as on date 30.05.2025 of certificate	N.A
3.	Work done in Percentage (as Percentage of the estimated cost).	N.A
4.	Balance Cost to be Incurred (Based on Estimated Cost).	N.A
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	N.A

Yours Faithfully,



Signature and Name **VITTHAL S SAWANT** of Engineer with Stamp of Engineer

Local Authority License No. _____

Agreed and Accepted by

FOR J A METALTEC PVT. LTD.

Signature of Promoter

Name: MR.MOHAMMED SIRAJ BASHEER

B. H. Director

Date: