



FORM-2
ENGINEER'S CERTIFICATE

Date: 27/10/2025

To
M/s. Suyog Star Developers LLP
Pune

Subject: Certificate of Cost Incurred for Development of **LIORA** having Maha RERA Registration Number: - Applied
Being developed by **M/s. Suyog Star Developers LLP**

Sir,

1. I Mr. Rajesh Mankani, director of DESIGN WERKZ ENGINEERING PVT. LTD have undertaken assignment of certifying Estimated Cost for **LIORA** having Maha RERA Number **Applied** Being developed by **M/s. Suyog Star Developers LLP**
2. We have estimated the cost of 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 agreement of sale. Our estimated cost calculations are based on the drawing/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by Mr. Vishal Ugale Quantity Surveyor appointed by Developer/Engineer. 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 building(s) of the aforesaid project under reference as **Rs 855732187** (Total of Table A and 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 apartment's and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate I completion certificate for the Building(s) / Wing(s), Layout/ Plotted Development from the PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **0/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of material / service used and unit cost of these item amount.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Apartment(s) and proportionate completion of internal and external works, as per specification mentioned of sale, of the project is estimated at Rs 855732187 /- (Total of Table A and B).

DESIGN WERKZ ENGINEERING PVT. LTD.

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6. I certify that the Cost of the Civil, MEP and allied work for the Apartment(s) and proportionate completion of internal and external works, as per specification mentioned

TABLE A

Building – A1 A2 A3 B1 B2 B3

Situated on the Plot bearing (Old Sr. No. 33/2A) Sr. No. 33/1 to 3/4 + 33/1 to 3/5 + 33/1 to 3/6 + 33/1 to 3/8 at Mundhawa, TALUKA - Haveli, DIST-Pune, Demarcated by its boundaries To the North Plot No. 33 and road, To the South Plot No. 33, Shri. Borale's property, To the East Plot No. 33 and Shri. Motiyaar's bungalow, To the West Plot No. 35 and Orange Society of Division Pune village - Mundhawa Taluka- Haveli, District - Pune PIN 411036 Admeasuring 9834 sq.mts. area

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 27-10-2025 date of Registration	Rs. 71,88,15,037 /-
2.	Cost incurred as on 27/10/2025 (Based on the estimated cost)	Rs. 0 /-
3.	Work done in Percentage (As Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 71,88,15,037/-
5.	Cost Incurred on Additional /Extra Items as on 11-12-2024 not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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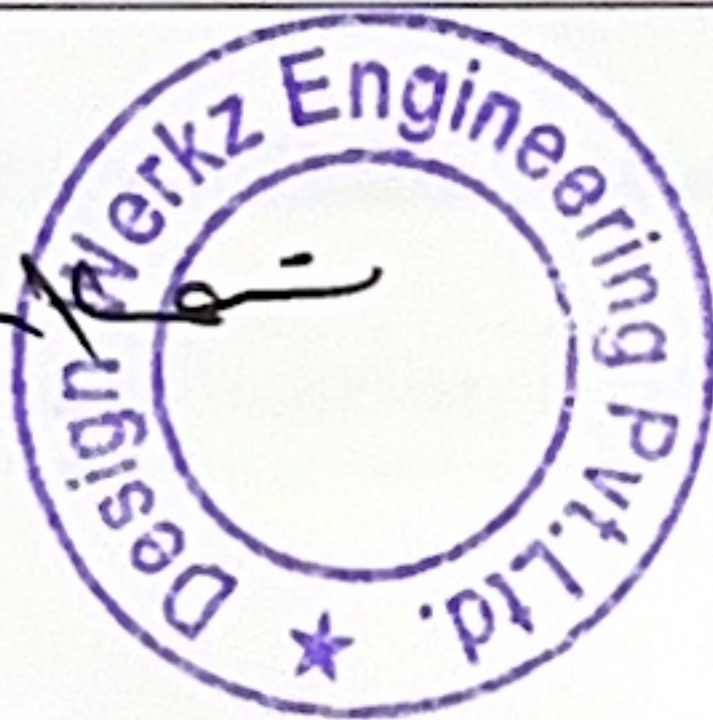


TABLE B

Building - Development

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 27-10-2025 Date of Registration	Rs. 13,69,17,150/-
2.	Cost incurred as on 27-10-2025 (Based on the estimated cost)	Rs. 0.00/-
3.	Work done in Percentage (As Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 27-10-2025/-
5.	Cost Incurred on Additional /Extra Items As on 27-10-2025 not included in The Estimated Cost (Annexure A)	Rs. 13,69,17,150/-

Yours Faithfully,



Signature & Name: RAJESH VASUDEV MANKANI

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license No. 412 of PMC



Agreed and accepted by

Signature of Promoter

Name: Praray Oswal

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Note:

1. The scope of work is to complete Registered 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 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 specifications in agreement of sale.

TABLE C

List of Extra/Additional/Deleted Items considered

Sr. No	List of Extra/Additional/Deleted Items	Amounts
1.		
2.		
3.		