Vastu Rachana
Architectural Consultant & Contractor
OFF: - 64,Vastu Rachana, Narayan Wadi, College Road. CHOPDA (JALG.) Cell No. 9975070199.

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:18.01.2025

To,
The Partners,
Gokuldas Housing,
1st Floor, 2504/5, Shop No.09,
Giriraj Chembers, Main Road,
Chopda, Jalgaon,Maharashtra- 425 107.

Subject: Certificate of Cost Incurred for Development of "Gokuldas Housing"having MahaRERA Registration Number:**P49900049845**being developed by Gokuldas Housing

Sir,

1. ISantosh C Baviskar have undertaken assignment of certifying Estimated Costfor"Gokuldas Housing" having MahaRERA Registration Number:**P49900049845**being developed by Gokuldas Housing.

2. We have estimated the cost of civil. MEP and allied works required for completion ofthe 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 / consultants.The schedule of items and quantity required for the entire work as calculated by_ 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 aforesaid project under reference at Rs.1,57,63,700/- (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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building(S) / Wing(S) / Layout / Plotted Development from the Chopda Municipal Council being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated Cost Incurred till 31.12.2024 is calculated at Rs.1,22,68,000/- (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 the apartments and proportionate completion of internal& external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs.34,95,700/-(Total of Table A and B).
6. I certify that the cost of the Civil, MEP and allied work for the apartment and proportionate internal & external works, as per specifications mentioned in agreement of sale, of aforesaid Project as completed on the date of this certificate is as given in Table A and B Below:

Table A

Building/Wing/Layout/Plotted Development bearing Number or called **Row House A to Row House H**

(To be prepared separately for each Building /Wing/Layout/~~Plotted Development~~ of the Real Estate Project)

Sr. No.	Particulars	Amounts (In Rs.)
1	Total Estimated cost of the building/wing/Layout/~~Plotted Developments~~	Rs.1,57,63,700.00/-
2	Cost incurred as on 31.12.2024	Rs.1,22,68,000/-
3	Work done in percentage (as percentage of the estimated cost)	77.82%
4	Balance Cost to be Incurred**(BasedOn Estimated Cost)	Rs.34,95,700/-
5	Cost incurred on additional / Extra Itemsnot included in the Estimated Cost (Table-C)	NA

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	-
2	Cost incurred as on 31.12.2024	-
3	Work done in percentage (as percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based On Estimated Cost)	-
5	Cost incurred on additional / Extra Itemsnot included in the Estimated Cost (Table-C)	-

Yours faithfully,

ER. SANTOSH C BAVISKAR
Local Authority licence No.: CMC/APL/00127

MAGTU RACHANA Reg.No CMC APL 00127 CHOPDA

Agreed and Accepted by:
For, Gokuldas Housing

M/s Gokuldas Housing
Tej
Partners

Signature of Promoter
Name:Tejbhan Arun Patil
Designation: Partner
Date:18.01.2025

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 the 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.

4. All components of work with specifications are indicative are not exhaustive.

5. 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 considered in cost (which were not part of the original estimated of Total Cost)

Sr.No.	List of Extra/ Additional/ Deleted items	Amount (In Rs.)
1.	Not Applicable	-