Ashok S.Punshi
B. E.(Civil), M.Sc.(Real Estate Valuation),
Chartered Engineer, FIV., Regd.Valuer

Ashok S. Punshi & Associates
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Date:15.10.2024

FORM 2

ENGINEER'S CERTIFICATE

To,
Jay Narayan Developers
Station Road, Chalisgaon

Subject : Certficate of cost Incurred for Development of "SSD Complex" having MahaRERA Registration No.- P49900050851 being developed by Jaynarayan Devolpers.

Sir,

1. Mr. Ashok S. Punshi have under taken assignment of certifying Estimated Cost for of "SSD Complex"having MahaRERA Registration No.- P49900050851 being developed by Jay Narayan Developers.
2. We have estimated the cost of civil. MEP and Allied works registered for completion of the apartments and proportionate completion of internaland external works of 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 Developers/ Consultants. The Schedule of items and quantity for the entire work as calculated by Mr. Ashok S. Punshi. Consulting engineer*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.
We estimate Total Estimated Cost of completion of the aforesaid project under reference is Rs.5,88,50,000/- (Total of Table A & 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 Shopping Complex and proportionate completion of internal and external work, as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation certificate/ completion certificate for the building (s)/ wing(s)/ Layout/ Plotted Development from the Chalisgaon Municipal Council.Chalisgaon, being the Planning Authority under whose Jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.75,00,000/-(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.

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Chalisgaon
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5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external work, as per the specifications mentioned in agreement for sale, of the project is estimated at Rs.5,13,50,000/= (Total of Table A & B).

6. I certify that the cost of the Civil ,MEP and Allied works for the apartments and proportionate internal and external works, as per specifications mentioned in agreement for sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

Building / Wing/ Layout/ Plotted Development bearing Number or called "SSD Complex".
(To be prepared separately for the entire registered phase of the Real Estate Project)

TABLE A

S.No	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the building/ wing/Layout/Plotted Development as on date of Registration is	Rs- 5,88,50,000/-
2	Cost incurred as on date of certificate	Rs- 1,56,37,045/-
3	Work done in Percentage (As Percentage of the estimated cost)	26.57 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs-4,32,12,955/=
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	RS-00/-

Internal & External Development Works in Respect of the Registered Phase

TABLE "B"

S.No	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the Internal & External Development works including amenities and facilities in the layout as on date of Registration is	Nil
2	Cost incurred as on date of certificate	Nil
3	Work done in Percentage (As Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	Nil

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TABLE: C

List of Extra/ Additional/ Deleted Items considered in cost

(Which were not part of Original Estimate of Total Cost)

Sr. No.	List of Extra/ Additional/ Deleted	Amount (In Rs.)
	NA	

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ASHOKS.PUNSHI
B.E(Civil),IBBI.M.Sc.(Real Estate),A.M.I.E.,F.I.V,
Consulting Engineer
Regd Certificate No.
STATE/R/2022/APL/04350
Address:19, Pawan Complex,
Next to JDCC Bank,
Nr. Signal Point,Station Road,
Chalisgaon.- 424101.

Agreed and accepted by

Signature of Promoter

Name : Jay Narayan Developers

Partner **Partner**

Date : 15.10.2024

***Note**

1. **The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and s per specifications mentioned in agreement of sale.**

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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. Balancs Cost to be incurred (4) may worked out 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/ qualifications. Example : any deviations in input material used from specification in agreement of sale.

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