Form -2

(See Regulation 3)

ENGINEER'S CERTIFICATE

Date:29/11/2025

To,

The Bhandari Realty And Infrastructure Company
Add:Old RTO Building, Shahunagar, Chikhali Road,
Chinchwad, Pune- 411019.

Subject: Certificate of Cost Incurred for Development of **PREMLATA** for Construction of building **(MahaRERA Registration Number: P49800077190)** situated on the Plot bearing C.N. No/CTS No./ Survey no. 484/2/B/1/3 PLOT no 9 and 10 at Dhule, Dhule- 424001.

Ref: MahaRERA Registration Number: **P49800077190**

Sir,
I Kalpesh Lodha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **PREMLATA**, Building situated on the plot bearing C.N. No/CTS No./Survey no. 484/2/B/1/3 PLOT no 9 and 10 at Dhule, Dhule- 424001 admeasuring 660 sq.mts. Area being developed by Bhandari Realty And Infrastructure Company.

1. Following technical professionals are appointed by Owner / Promoter :-

   (i) Mr. Kalpesh Lodha as Licensed Engineer.

   (ii) Mr. Milind Rathi as Structural Engineer

   (iii) Mr. Varun Bhandari as Site Architect;

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) 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 _____ 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 5,65,38,420/- (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 Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 82,75,715/- (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 (planning Authority) is estimated at Rs 4,82,62,705/- (Total of Table A and B).

6. 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 :

TABLE A

Building/Wing Bearing Number __ or called _ Wing-A

(To be prepared separately for each building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on date of Registration is	5,65,38,420/-
2	Cost incurred as on **30-06-2025** (based on the Estimated cost)	82,75,715/-
3	Work done in Percentage (as Percentage of the estimated cost)	14.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,82,62,705/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	-

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	-
2	Cost incurred as on **30-06-2025** (based on the Estimated cost)	-
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 Items as on _____not included in ¤ the Estimated Cost (Annexure A)	-

Yours Faithfully

Ar. Varun S Bhandari
Reg CA/2022/149251
Keshar Kala Studio
7383202103

Signature of Engineer
(Licence No. REG/PMC/STE/3803/21)

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.