Form – 2

[See Regulation 3]

Engineer's Certificate

Date: 21.10.2024

To,
Parakh Realties,
379, Jaikisanwadi, Jalgaon

Subject : Certificate of Cost incurred for Development of PPRL BASERA - JAYNAGAR having MahaRERA Registration Number – P49900050211 being developed by Parakh Realties (Quarter 4 – Oct to Dec 2023)

Sir,

1.We AV Consultants have undertaken assignment of certifying Estimated cost for PPRL BASERA - JAYNAGAR having MahaRERA Registration Number – P49900050211 being developed by Parakh Realties.

2.We have estimated the cost of 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 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, the assumption of the cost of material, labour and other inputs made by the 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. 11,85,00,000/- (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 of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining completion certificate for the Clusters & Infrastructure Development from the MHADA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 3,81,00,000/- (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.

5.The balance cost of completion 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, of the Project is estimated at Rs. 8,04,00,000/- (Total of Table A and B)

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

TABLE A

Cluster 1

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	7,50,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	13.5%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	48,25,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 2

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-

2.	Cost incurred as on date of certificate	7,50,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	13.5%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	48,25,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 6

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	55,75,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	100%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	00/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 7

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	40,50,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	73%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	15,25,000/-

5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 8

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	35,75,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	64%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	20,00,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 9

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	36,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	64.5%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	19,75,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 10

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	36,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	64.5%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	19,75,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 11

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	34,25,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	61.5%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	21,50,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 12

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	6,50,000/-

3.	Work done in Percentage (as Percentage of the estimated cost)	11.6%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	49,25,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 13

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	6,50,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	11.6%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	49,25,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 15

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	7,50,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	13.45%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	48,25,000/-
5.	Cost Incurred on Additional /Extra Items	

	not Included in the Estimated Cost (Table - C)	

Cluster 16

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	6,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	10.76%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	49,75,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Cluster 17

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	55,75,000/-
2.	Cost incurred as on date of certificate	6,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	10.76%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	49,75,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Shopping 1

Sr.	Particulars	Amounts

No.		
1.	Total Estimated cost of the wing as on date of Registration is	10,62,000/-
2.	Cost incurred as on date of certificate	4,15,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	39.08%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	6,47,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Shopping 2

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	10,62,000/-
2.	Cost incurred as on date of certificate	4,15,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	39.08%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	6,47,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Shopping 3

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	10,62,000/-
2.	Cost incurred as on date of certificate	5,00,000/-
3.	Work done in Percentage	47.08%

	(as Percentage of the estimated cost)	
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	5,62,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Shopping 4

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the wing as on date of Registration is	10,62,000/-
2.	Cost incurred as on date of certificate	5,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	47.08%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	5,62,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

TABLE B

Internal & External Development works in respect of the Registered Phase

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the internal and external Development Works including amenities and facilities in the layout as on date of Registration is	1,94,77,000/-
2.	Cost incurred as on date of certificate	76,95,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	39.50%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	1,17,82,000/-
5.	Cost Incurred on Additional /Extra Items	

	not Included in the Estimated Cost (Table - C)	

Yours faithfully,



Er. Dipak Bajirao Ghyar
At post Maldhabadi, Tal. Jamner, Dist. Jalgaon, (Aadhar No. 389273844399)

Agreed and Accepted by:

Signature of Promoter
Name: Vinaykumar Parakh, Prop. – Parakh Realties
Date:

TABLE – C

List of Extra/Additional/Deleted Items considered in cost
(which were not part of the original Estimate of Total Cost)

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