FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 27/08/2023

To
The **Sumit Sahebrao Sardar** (Name & Address of Promoter),

"1, Sarthak",

Near Circular Road ,Buldana.

Subject: Certificate of Cost Incurred for Development of **Anand Mangal** having MahaRERA Registration No. **Yet N.A.** (Only applicable after project Registration) being developed by **Sumit Sahebrao Sardar.**

Sir,

1. I/ We **J.R. Sonune** have undertaken assignment of certifying Estimated Cost for **2,21,77,000/-** Project Name **Anand Mangal** having MAHARERA Registration No. **Yet N.A.**

2. We have estimated the cost of Civil, MEP and allied work required for completion of the apartment and proportionate completion of internal and external work of the project as per specification 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by **J.R. Sonune** 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 2,37,77,000/-** (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 and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Town Planning Officer** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 16,63,275/-** (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 for completion of the apartments and proportionate completion of internal & external works, as per the specification mentioned in agreement to of sale of the project cost is estimated at RS. **2,05,13,725/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the for completion of the apartments and proportionate completion of internal & external works, as per the specification mentioned in agreement to of sale, of the aforesaid project as completed on date of this certificate is given below in Table A & Table B.

TABLE A

Sr.No	Particulars	Amount in Rs.
1	Total Estimated cost of building as on date of registration is	2,21,77,000/-
2	Cost Incurred as on date of certificate	16,63,275/-
3	Work done in %	7.5 %
4	Balance cost to be incurred (based of Estimate coat)	2,05,13,725/-
5	Cost incurred on additional / extra items not included in Estimate cost (Table C)	7,00,000/-

TABLE B

Sr.No	Particulars	Amount in Rs.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 27/08/2023 date of Registration is	Nil
2	Cost incurred as on 27/08/2023 (based on the Estimated cost	Nil
3	Work done in Percentage (as Percentage of the estimated cost) 7.5 %	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,00,000/-
5	Cost incurred on additional / extra items not included in Estimate cost (Table C)	7,00,000/-

Yours Faithfully

Local Authority License No. CA/85/18967

Signature of Promoter
Name: Sumit Sahebrao Sardar
Date: 27/08/2023.

Arch. Jayant R. Sonune
B.Arch. A.I.I.A.
CA/95/18967
M/S. Vastu Shilp
Proprietor
Buldana.

TABLE C

Sr.No	List of extra / Additional / Deleted Items	Amount in Rs.
1.	Water Storage Tank	9,00,000/-
2.	Drainage	
3.	Fire fitting	
4.	Total	9,00,000/-

* 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.

6. Please specify if there are any deviations / qualifications. Example: any deviations in input material used from specifications on agreement of sale.