Jayant R. Sonune
B.Arch, A.I.I.A., F.I.I.V.
CA/95/18967

Consulting
- Architect
- Interior Designer
- Approved Valuer (CAT-I-F-2289)
- Project Management Consultant

Office - "Vastushilp", Club Layout, S.B.I. Road, Buldana-443001 (M.S.)
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FORM 2 [See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 31/08/2024

To

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

Plot No.1 Sarthak, Circular Road, Buldana Dist. Buldana.

Subject: Certificate of Cost Incurred for Development of " **Anand Mangal** " having MahaRERA Registration Number **Yet N.A.** (after project Registration) being developed by **Sumit Sahebrao Sardar.**

Sir,

1. I/We **J.R.Sonune** have undertaken assignment of certifying Estimate Cost for " **Anand Mangal** " having MahaRERA Registration Number **Yet N.A.** (Only Applicable after project Registration being developed by **Sumit Sahebrao Sardar.**

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 **J.R. Sonune** 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 Estimate cost of completion of the aforesaid project under reference at **Rs.2,37,77,000.00** (Total 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 obtaining occupation certificate / completion certificate for the Building(s)/Wing(s)/Layout/ Plotted Development 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. 1,44,15,050.00** (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 work for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned agreement of sale of the project is estimated at **Rs. 1,44,15,050.00** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work 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

Building / Wing / Layout / Plotted Development bearing Number **Gat No.38 Plot No.9** or called **Anand Mangal**

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

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/ Wing/ Layout / Plotted Development as on date of Registration is	**2,21,77,000.00**
2.	Cost Incurred as on date of certificate	**1,44,15,050.00**
3.	Work done in percentage (as Percentage of the estimated cost)	**65 %**
4.	Balance Cost to be incurred (Based on Estimated Cost)	**1,44,15,050.00**
5.	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table – C)	**7,00,000.00**

TABLE B

Internal & External Development Works in Respect of the Registered Phase

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 05/01/2024 date of Registration is	**Nil**
2.	Cost incurred as on 05/01/2024 date of certificate	**Nil**
3.	Work done in Percentage (as Percentage of the estimated cost)	**65 %**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**9,00,000.00**
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table –C)	**7,00,000.00**

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Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

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

Signature of Promoter
Name : **Sumit Sahebrao Sardar**.
Date: 31/08/2024

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 (In Rs.)
1.	Water Storage Tank	**9,00,000.00**
2.	Drainage	
3.	Fire fitting	
	Total	**9,00,000.00**

Note:

1. The scope of work is to completed 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 office of Engineer, the name of the person in the office 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.

5. All components of work with specification are indicative and not exhaustive.

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