SS Consultants

Structural Engineer & Architect

Ganesh Colony, Lane no.02, Aurangabad (MS) 431001

Shaikh Md Imran (B.E. Civil, A.M.I.E) , Mob. 9373881717

Date:

Annexure B
FORM 2
(See Regulation 3)

ENGINEERS'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing/Project and for withdrawal of Money from Designated Account Project Wise)

To,
The Shri Gautam Kachardas Sancheti,
61, Sacchhial, Samarthnagar,
Aurangabad, 431001

Date: 24/01/2023

Subject: Certificate of Cost Incurred for Development of Project Mayur Residency for development of Plotting Scheme and 1 & 2 BHK Group housing scheme situated on Plot No. 1 at Gut No. 57(P), Near Z. P High School, Bhokardan Tq. Bhokardan Dist. Jalna demarcated by its boundaries (latitude and longitude of the end points) **Part Land of Gut No. 57 (P)** to the North, **Z. P. School** to the South, **18 Mtr. Wide D. P. Road & Play Ground** to the East, **Part Land of Gut No. 57 (P) & 30 mtr wide road** to the West of Division **Aurangabad** village **Bhokardan** taluka **Bhokardan** District **Jalna** PIN 431114 admeasuring **23,700 Sq. Mtrs.** And **6667.17 Sq. Mtrs**. Area of Plot No. 1 having MAHARERA Registration Number P51500005370, is being developed by Promoter **Shri Gautam Kachardas Sancheti.**

I **Shaikh Mohammed Imran** have undertaken assignment of certifying/Estimated Cost for Project **MAYUR RESIDENCY** which has revised the Scheme from earlier Housing Scheme of **96 Row Houses** to New Scheme of **Plotting Cum Housing Scheme** for developing **32 Row Houses and 9 Plots on area of Plot No. 1 of 6667.17 Sq. Mtrs.** Such **Plotting cum Housing Scheme** is having **Plotting Area admeasuring 1422.31 Sq. Mtrs.** and **1 & 2 BHK Group Row Housing Scheme on Plot Area** of **2067.82 Sq. Mtrs.** And **Built-Up Area of 1576.20 Sq. Mtrs.** And **Amenity Space of 258.92 Sq. Mtrs.** And **open space of 2315.00 Sq. Mtrs. And Internal Road Area of 603.12 Sq. Mtrs.** Such Plotting Cum Housing Scheme under Project Mayur Residency is being developed on Plot No. 1 at Gut No. 57(P), Near Z. P High School, Bhokardan Tq. Bhokardan Dist. Jalna is having MAHARERA Registration Number P51500006370, being developed by Gautam Kachardas Sancheti.

1) We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and plotting 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 1**). Mr. Abdul Khalil Bari Architect and 2) Mr. Shaikh Mohammed Imran** 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.

2) We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs 1,60,00,000.00 (Total of Table A and B)**. The estimated Total Cost of project is with reference to the Civil, MFP and Allied works required for completion of the Row Houses and proportionate completion of internal & external works, as per specifications mentioned in Agreement to Sale/Sale Deed and for the purpose of obtaining occupation certificate/completion certificate for the Building(s)/Wing(s)/layout Plotted Development from Town Planning Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented)

3) The Estimated Cost incurred **till 31/12/2022** is calculated at **Rs 76,00,370/-** (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.

Note:

1.) The scope of work is to complete 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 of 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.

4.) All components of work with specifications are indicative and not exhaustive.

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

Table C

List of Extra Additional Deleted Items considered in Cost

(Which were not part of the original Estimate of Total Cost)

St No.	List of Extra/Additional/Deleted Items	Amount (in Rs)
1	Salaries, Transportation, Electrical, Repairs and maintenance & other Misc Expenses for 5 Years	15,00,000.00
2	Cost incurred on list of extra / additional items till date of Certificate	5,00,000.00

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 specifications

mentioned in agreement of sale of the Project its estimated in **Rs. 92,99,630.00 (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 Bearing Number **BLOCK NO A for 6 Row House No. 1/64 to 1/69 or called in 5 parts** (To be prepared separately for each Building with Plotted Development of the Real Estate Project)

S.No	Particulars	Amount (in Rs)
1	Total Estimated Cost of the Building/Wing A, B, C, D, & E and Plotting Scheme as on 31/12/2022 of application for Revision in Registration	15,00,000.00
2	Cost incurred as on 31/12/2022	15,00,000.00
3	Work done in Percentage of Estimated cost	100.00%
4	Balance Cost to be incurred* (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table-C)	4,00,000.00

Table A

Building/Wing Bearing Number **BLOCK NO B for 6 Row House No. 1/70 to 1/75 or called in 5 parts** (To be prepared separately for each Building with Plotted Development of the Real Estate Project)

S.No	Particulars	Amount (in Rs)
1	Total Estimated Cost of the Building/Wing A, B, C, D, & E and Plotting Scheme as on 31/12/2022 of application for Revision in Registration	28,00,000.00
2	Cost incurred as on 31/12/2022	17,00,000.00
3	Work done in Percentage of Estimated cost	60.71%
4	Balance Cost to be incurred* (Based on Estimated Cost)	11,00,000.00
5	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table-C)	4,00,000.00

Table A

Building/Wing Bearing Number **BLOCK NO C for 6 Row House No. 1/76 to 1/81 or called in 5 parts** (To be prepared separately for each Building with Plotted Development of the Real Estate Project)

S.No	Particulars	Amount (in Rs)
1	Total Estimated Cost of the Building/Wing A, B, C, D, & E and Plotting Scheme as on 31/12/2022 of application for Revision in Registration	35,00,000.00
2	Cost incurred as on 31/12/2022	17,00,000.00
3	Work done in Percentage of Estimated cost	48.57%
4	Balance Cost to be incurred* (Based on Estimated Cost)	18,00,000.00
5	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table-C)	4,00,000.00

Table A

Building/Wing Bearing Number **BLOCK NO D for 7 Row House No. 1/82 to 1/88 or called in 5 parts** (To be prepared separately for each Building with Plotted Development of the Real Estate Project)

S.No	Particulars	Amount (in Rs)
1	Total Estimated Cost of the Building/Wing A, B, C, D, & E and Plotting Scheme as on 31/12/2022 of application for Revision in Registration	30,00,000.00
2	Cost incurred as on 31/12/2022	12,00,000.00
3	Work done in Percentage of Estimated cost	40.00%
4	Balance Cost to be incurred* (Based on Estimated Cost)	18,00,000.00
5	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table-C)	4,00,000.00

Table A

Building/Wing Bearing Number **BLOCK NO E for 7 Row House No. 1/89 to 1/95 or called in 5 parts** (To be prepared separately for each Building with Plotted Development of the Real Estate Project)

S.No	Particulars	Amount (in Rs)
1	Total Estimated Cost of the Building/Wing A, B, C, D, & E and Plotting Scheme as on 31/12/2022 of application for Revision in Registration	30,00,000.00
2	Cost incurred as on 31/12/2022	11,00,370.00
3	Work done in Percentage of Estimated cost	36.67%
4	Balance Cost to be incurred* (Based on Estimated Cost)	18,99,630.00
5	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table-C)	4,00,000.00

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TABLE B

Internal and External Development works in respect of the registered phase

S.No	Particulars	Amount (in Rs)
1	Total Estimated Cost of the internal & external Development works including amenities and facilities in the layout Building / Wing **A, B ,C, D & E** as on 31/12/2022, date for revision of registration is	22,00,000.00
2	Cost incurred as till 31/12/2022	4,00,000.00
3	Work done in Percentage of Estimated cost	18.18%
4	Balance Cost to be incurred** (Based on Estimated Cost)	18,00,000.00
5	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table-C)	20,00,000.00

Yours Faithfully,

SHAIKH MOHAMMED IMRAN
Aurangabad municipal License No. DDMCB/R/2021/APL013

Agreed and accepted by

(Gautam Kachardas Sancheti)
Proprietor
Date: 24/01/2023