FORM-2

[*See* Regulation 3]

ENGINEER'S CERTIFICATE

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

Date :

To,

The Builders/4 (Name & Address of Promoter),
Vatsalya Developers

Subject : Certificate of Cost Incurred for Development of [Project Name] for Construction of _____ building(s)/_____Wing(s) of the _____ Phase (MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 06 Gut no. 90/1 demarcated by its boundaries (latitude and longitude of the end points) 6.00 m road to the North 6.00 m road to the South Open space to the East 6.00 m road to the West of Division Satara Village Satara Taluka Aurangabad District Aurangabad PIN 431001 admeasuring 366.210 sq.mts. area being developed by [Promoter]

Ref : MahaRERA Registration Number _____

Sir,

I/ We_____ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being _____Building(s)/ _____ Wing(s) of the _____ Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 06 Gut no. 90/1 of Division Satara Village Satara Taluka Satara District Aurangabad. PIN 431001 admeasuring 366.21 sq.mts. area being developed by [Owner/Promoter]

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

   (i) M/s /Shri/Smt JAYANT LOKHANDE as L.S. / Architect ;

   (ii) M/s /Shri/Smt PRASAD APHALE as Structural Consultant

   (iii) M/s /Shri/Smt ANANT R. DEOKAR as MEP Consultant

   (iv) M/s /Shri/Smt AVADHOOT JOSHI as Quantity Surveyor *

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 AVADHOOT JOSHI 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. 72,71,000/- (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 Aurangabad 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. 36,85,816/- (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 Aurangabad Municipal Corporation (planning Authority) is estimated at Rs. 35,85,184/- (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 1 or called VAMANANAD APARTMENT

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 72,71,000
2	Cost incurred as on 31.07.2017 (based on the Estimated cost)	Rs. 36,85,816
3	Work done in Percentage (as Percentage of the estimated cost)	50.69 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35,85,184
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. N.A.

(1)	(2)	(3)
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. N.A.
3	Work done in Percentage (as Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. N.A.
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. N.A

Yours Faithfully,

Signature of Engineer.

(Licence No. E-530/2013)

Anant R. Deokar

* 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.

Annexure A

List of Extra/Additional Items executed with Cost

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