Annexure - B

FORM-2

[See Regulation 31

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: 01/01/2025

To,

The Deluxe Buildcon,

GUT NO. 101 DEVLAI,
AT DEVLAI,
AURANGABAD, 431010.

Subject: Certificate of Cost Incurred for Development of Deluxe Palms for Construction of Row House, Building A, Building B & Building C of the Deluxe Palm Phase vide registration No. P51500014589 situated on the Plot bearing Gut No. 101, Devlai Parisar, Devlai, Aurangabad demarcated by its boundaries.

Balance Land of Gut No. 101 to the North Land of Gut No. 102 to the South Land of Gut No. 101 to the East Land of Gut No. 103 to the West of Gut No. 101, Devlai Parisar, Devlai, Aurangabad, admeasuring 5,138.00 sq. mts. area being developed by Deluxe Buildcon.

Sir,

We **Structen Engineers** have undertaken the assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Row House, Building A, Building B

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& Building C of the Final Phase situated on the plot bearing Survey no. **Gut No. 101, Devlai Parisar, Devlai, Aurangabad (M.S)** PIN 431010 admeasuring 5,138 sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) **Shri Jadhav Satyam Baban** as Architect ;
   (ii) **Shri Azhar Ali Azmat Ali Sayyad** as Structural Consultant ;

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) 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 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. 10,18,11,150.00** (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, Aurangabad** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 7,66,86,616.51** (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**

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Corporation, Aurangabad (planning Authority) is estimated at Rs. **2,51,24,533.49** (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 Row House, Building A, Building B & Building C

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 31.03.2023.	10,18,11,150.00
2.	Cost incurred as on 31.03.2023 (based on the Rs. 10,18,11,150.00/- Estimated cost)	7,66,86,616.51
3.	Work done in Percentage (as Percentage of the estimated cost)	75.32%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,51,24,533.49
5.	Cost Incurred on Additional /Extra Items as on 31.03.2023 not included in the Estimated Cost (Annexure A)	0.00

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TABLE - B

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

Sr No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.03.2023.	10,18,11,150.00
2.	Cost incurred as on 31.03.2023 (based on the Estimated cost)	7,66,86,616.51
3.	Work done in Percentage (as Percentage of the estimated cost)	75.32%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,51,24,533.49
5.	Cost Incurred on Additional /Extra Items as on 31.03.2023 not included in the Estimated Cost (Annexure A)	0.00

Yours Faithfully

Structen Engineer
Aurangabad

Signature of Engineer