

Sachin Dinkarrao Singirkar

Consulting Engineer B.E. (Civil)

Plot No 76, DishaSpandan Appartment , Ulkanagari, Aurangabad

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE
(For the Working as on 30 September 2021)

Date:07/01/2022

To
BHAISHREE VENTURES LLP,
Plot No.29/45,
Bhaishree Chambers,Opp.ADCC Stadium,
Kamgar Chowk,
N-2, CIDCO,
Aurangabad.

Subject : Certificate of Cost incurred for Development of the Project "Swapnaban" having MahaRERA Registration Number P51500025486 being developed by BHAISHREE VENTURES LLP

Sir,

1. I Er. Sachin D. Singirkar have undertaken assignment of certifying Estimated Cost for the Project "Swapnaban" having MahaRERA Registration Number P51500016327 being developed by BHAISHREE VENTURES LLP
2. We have estimated the cost of the 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by 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 confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 4,02,04,364/- (Rs.Four Crore Two Lakh Four Thousand Three Hundred Sixty Four Only)** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartment and proportionate completion of internal & External works, as per specification mentioned in agreement of sale and for purpose of obtaining occupation certificate for the building(s) from the **Asst. Director of Town Planning, 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.3,08,79,888/- (Rs. Three Crore Eight Lakh Seventy Nine Thousand Eight hundred Eighty Eight only)** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material/services used and unit cost of these Items.
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 specification mentioned in the agreement of sale of the project is estimated at **Rs. 89,22,476/- (Rs. Eighty Nine Lakh Twenty Two Thousand Four Hundred Seventy Six Only)** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in the 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

PLOT NO.1- ROW HOUSES 01 TO 08

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on 10.05.2018 date of Registration is	Rs. 66,47,161/-
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs. 59,82,445/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,64,716/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2021 not included in the Estimated Cost	Rs. NIL

TABLE- A

PLOT NO.1- ROW HOUSES 09 TO 16

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on 10.05.2018 date of Registration is	Rs. 66,79,537/-
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs. 60,04,650/-
3	Work done in Percentage (as Percentage of the estimated cost)	89.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,74,888/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2021 not included in the Estimated Cost	Rs. NIL



TABLE- A
PLOT NO.1- ROW HOUSES 17 TO 24

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on 10.05.2018 date of Registration is	Rs. 67,00,935/-
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs. 56,95,795/-
3	Work done in Percentage(as Percentage of the estimated cost)	85%
4	Balance Cost to be Incurred(Based on Estimated Cost)	Rs. 10,05,140/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2021 not included in the Estimated Cost	Rs. NIL.

TABLE- A
PLOT NO.1- ROW HOUSES 25 TO 32

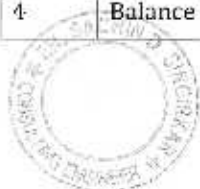
Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on 10.05.2018 date of Registration is	Rs. 67,17,682/-
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs. 57,10,029/-
3	Work done in Percentage(as Percentage of the estimated cost)	85%
4	Balance Cost to be Incurred(Based on Estimated Cost)	Rs. 10,07,652/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2021 not included in the Estimated Cost	Rs. NIL

TABLE- A
PLOT NO.2 - ROW HOUSES 01 TO 05

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on 10.05.2018 date of Registration is	Rs. 45,15,544/-
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs. 36,12,435/-
3	Work done in Percentage(as Percentage of the estimated cost)	80%
4	Balance Cost to be Incurred(Based on Estimated Cost)	Rs. 9,03,109/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2021 not included in the Estimated Cost	Rs. NIL

TABLE- A
PLOT NO.2 - ROW HOUSES 06 TO 11

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on 10.05.2018 date of Registration is	Rs. 51,66,045/-
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs. 38,74,534/-
3	Work done in Percentage(as Percentage of the estimated cost)	75%
4	Balance Cost to be Incurred(Based on Estimated Cost)	Rs. 12,91,511/-



5	Cost Incurred on Additional /Extra Items as on 31.12.2021not included in the Estimated Cost	Rs. NIL.
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TABLE- B

Sr. No	Particulars	Amounts
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.37,77,456/-
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs.12,66,422/-
3	Work done in Percentage(as Percentage of the estimated cost)	33.52%
4	Balance Cost to be Incurred(Based on Estimated Cost)	Rs.25,11,034/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost	Rs.NIL.

Yours Faithfully,

Er. Sachin D. Singirkar

(Not Less than) Bachelor's Degree Holder or equivalent as per specification 2(u) of the Act.)

Agreed and accepted by :

For Bharishree Ventures LL-

Signature of Promoter

Name: **Pravin D Somani**

Date: **07/01/2022**

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 (+) may vary from Difference between Total estimated Cost (I) 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 pan of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional / Deleted items	Amounts (In Rs.)
1		
2.		