Annexure- B

FORM -2

ENGINEER'S CERTIFICATE

Date: 30-06-2023

To

The Venkateshwara Builders & Developers,
H.No.L-1-12/9,N-2,Ram Nagar,
Mukundwadi, Aurangabad.

Subject: Certificate of Cost Incurred for Development of **"Vitthal Nagari"** for 95 Row Houses of the Project having MahaRERA Registration Number **P51500030173** being developed by Venkateshwara Builders & Developers.

Sir,
I Sudhir Dikkar have undertaken assignment of certifying Estimated Cost for **"Vitthal Nagari"**for 02 No. of Buildings of the Project situated on the Plot No. 1 To 62,Gut No. 285 ,At Apatgaon, Tq.& Dist.Aurangabad having MahaRERA Registration Number **P51500030173** by M/s. Venkateshwara Builders & Developers

1. We have estimated the cost of the Civil, MEP and Allied works, required for completion of the apartment and proportionate completion of internal and external work 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 schedule of items and quantity for the entire work as calculated by Sudhir Dikkar 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 to ascertain/confirm the above analysis given to us.

2. We estimate total Estimated Cost of completion of the aforesaid project under reference as **Rs.6,00,00,000.00** (Total of Table 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 internal and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the 2 Building of project is being implemented

3. The Estimated Cost Incurred till date is calculated at **Rs. 1,33,74,190.00** (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.

4. The Balance cost of Completion of the Civil, MEP and Allied works for the completion of the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale, of the project is estimated at **Rs. 4,66,25,810.00** (Total of Table A and B)

5. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal and external works, as per specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of the certificate is as given A and B below: -S

TABLE-A

Building Development bearing Number Gat.No. Gut No. 285 ,At Apatgaon,Tq.&Dist.Aurangabad or called Vitthal Nagari

Row House Number '1 to 24'

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	5,50,00,000.00
2.	Cost incurred as on date of certificate	1,29,59,620.00
3.	Work done in percentage (as Percentage of the estimated cost)	23.56
4.	Balance Cost to be Incurred (Based on Estimated Cost)	4,20,40,380.00
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	-

TABLE-B
(Internal and External Development work in Respect of the Registered Phase)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of Internal and External Development Works including amenities and Facilities in the layout as on date of Registration. Is	50,00,000.0
2.	Cost incurred as on date of certificate	4,14,570.00
3.	Work done in percentage (as Percentage of the estimated cost)	8.29
4.	Balance Cost to be Incurred (Based on Estimated Cost)	45,85,430.00
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	-

MR Sudhir Dikkar

Signature of PromotersName- Sanjay Ghadamode
Date- 30-06-2023

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 a QuantitySurveyor, whose certificate calculated can be relied upon by Engineer. In case of Independent Quantity surveyor being appointed by Developer, the name has to bementioned at the place marked(*) and in case quantity are being calculated by officeof Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated be mentioned at the place marked(*)
3. (**)Balance cost to be incurred (4) may vary from difference between Total estimatedcost(1) and Actual cost incurred (2) due to deviation in quantity required/escalation ofcost 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/ qualification. Example: Any deviations ininput material used from specifications in agreement of sale.

TABLE-C
List of Extra/Additional/ Deleted Items considered in Cost
(Which was not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/ Deleted Items	Amounts
1.	Nil	00
2.	Nil	00