FORM-2

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: 13/07/2024

To

Choudhary Bhaishree Landmarks LLP,
Office No. 321/322, Opp. MTDC Office, Beside Goldie Theatre,
Railway Station Road, Aurangabad.

Subject: Certificate of Percentage of Completion of Construction Work of **Row house nos. 01 to 67** Building(s)/ ___ Wing(s) of **Villo 67** [RERA Registration No. **P51500024894**] being developed by **Choudhary Bhaishree Landmarks LLP.**

Sir,

1. We **Samil Architects** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Row house nos. 01 to 67** Building of the Project **Villo 67** [RERA Registration No. **P51500024894**] being developed by **Choudhary Bhaishree Landmarks LLP.**

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the 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 and the Schedule of items and quantity for the entire work as calculated by **Er. Milind M. Wadekar** 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 2783.71 Lakh (Rs. TWENTY-SEVEN HUNDRED EIGHTY-THREE POINT SEVENTY-ONE LAKH ONLY)** 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 & proportionate completion of internal & external works as per specifications

mentioned in the Agreement of Sale & 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. 1962.05 Lakh (Rs. NINTEEN HUNDRED SIXTY TWO POINT ZERO FIVE LAKH ONLY)** The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used & unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for of the apartments & proportionate completion of internal & external works as per specifications mentioned in the Agreement of Sale, of the aforesaid Project is estimated at **Rs. 821.66 Lakh (Rs. EIGHT HUNDRED TWENTY ONE POINT SIXTY SIX LAKH ONLY).**

6. I certify that the Cost of the Civil, MEP and allied work for of the apartments & proportionate completion of internal & external works as per specifications 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

Building / Wing bearing Number **Row house nos. A 01 TO 09**

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

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on **03/03/2020** date of Registration is	**Rs. 346.96 Lakh**
2.	Cost Incurred as on **13/07/2024** (based on the Estimated cost)	**Rs. 346.96 Lakh**
3.	Work done in Percentage (as Percentage of the estimated cost)	**100.00 %**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. Nil Lakh**
5.	Cost Incurred on Additional / Extra Items as on **13/07/2024** not included in the Estimated Cost (Annexure-A)	**Rs. Nil**

TABLE A

Building / Wing bearing Number **Row house nos. B 10 TO 17**

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

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on **03/03/2020** date of Registration is	**Rs. 308.51 Lakh**

2.	Cost Incurred as on **13/07/2024** (based on the Estimated cost)	**Rs. 132.66 Lakh**
3.	Work done in Percentage (as Percentage of the estimated cost)	**43.00 %**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 175.85 Lakh**
5.	Cost Incurred on Additional / Extra Items as on **13/07/2024** not included in the Estimated Cost (Annexure-A)	**Rs. Nil**

TABLE A

Building / Wing bearing Number **C 18 TO 24**

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

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on **03/03/2020** date of Registration is	**Rs. 312.26 Lakh**
2.	Cost Incurred as on **13/07/2024** (based on the Estimated cost)	**Rs. 111.95 Lakh**
3.	Work done in Percentage (as Percentage of the estimated cost)	**35.85 %**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 200.31 Lakh**
5.	Cost Incurred on Additional / Extra Items as on **13/07/2024** not included in the Estimated Cost (Annexure-A)	**Rs. Nil**

TABLE A

Building / Wing bearing Number **D 25 TO 32**

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

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on **03/03/2020** date of Registration is	**Rs. 273.42 Lakh**
2.	Cost Incurred as on **13/07/2024** (based on the Estimated cost)	**Rs. 273.42 Lakh**
3.	Work done in Percentage (as Percentage of the estimated cost)	**100.00 %**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. Nil Lakh**
5.	Cost Incurred on Additional / Extra Items as on **13/07/2024**	**Rs. Nil**

	not included in the Estimated Cost (Annexure-A)	

TABLE A

Building / Wing bearing Number **Row house nos. E 33 TO 40**

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

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on **03/03/2020** date of Registration is	**Rs. 312.50 Lakh**
2.	Cost Incurred as on **13/07/2024** (based on the Estimated cost)	**Rs. 312.50 Lakh**
3.	Work done in Percentage (as Percentage of the estimated cost)	**100.00 %**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. Nil Lakh**
5.	Cost Incurred on Additional / Extra Items as on**13/07/2024** not included in the Estimated Cost (Annexure-A)	**Rs. Nil**

TABLE A

Building / Wing bearing Number **Row house nos. F 41 TO 50**

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

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on **03/03/2020** date of Registration is	**Rs. 390.44 Lakh**
2.	Cost Incurred as on **13/07/2024** (based on the Estimated cost)	**Rs. 147.39 Lakh**
3.	Work done in Percentage (as Percentage of the estimated cost)	**37.75%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 243.05 Lakh**
5.	Cost Incurred on Additional / Extra Items as on **13/07/2024** not included in the Estimated Cost (Annexure-A)	**Rs. Nil**

TABLE A

Building / Wing bearing Number **Row house nos. G 51 TO 59**

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

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on **03/03/2020** date of Registration is	**Rs. 313.56 Lakh**
2.	Cost Incurred as on **13/07/2024** (based on the Estimated cost)	**Rs. 150.04 Lakh**
3.	Work done in Percentage (as Percentage of the estimated cost)	**47.85%**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 163.52Lakh**
5.	Cost Incurred on Additional / Extra Items as on**13/07/2024** not included in the Estimated Cost (Annexure-A)	**Rs. Nil**

TABLE A

Building / Wing bearing Number **Row house nos. H 60 TO 67**

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

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on **03/03/2020** date of Registration is	**Rs. 366.95 Lakh**
2.	Cost Incurred as on **13/07/2024** (based on the Estimated cost)	**Rs. 366.95 Lakh**
3.	Work done in Percentage (as Percentage of the estimated cost)	**100.00 %**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. Nil Lakh**
5.	Cost Incurred on Additional / Extra Items as on **13/07/2024** 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.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **03/03/2020** Date of Registration is	**Rs. 159.11 Lakh**
2.	Cost Incurred as on **13/07/2024** (based on the Estimated cost)	**Rs. 133.78 Lakh**
3.	Work done in Percentage (as Percentage of the estimated cost)	**84.08 %**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 125.33 Lakh**

5.	Cost Incurred on Additional / Extra Items as on **13/07/2024** not included in the Estimated Cost (Annexure-A)	**Rs. Nil**

Overall Project completion is 70.97% & 84.08 % for internal & external development works.

Yours Faithfully,

Sign

Er. Milind M. Wadekar
Regd No. MCB/R/2019/APL/00260

Er. Milind M. Wadekar
(Licence No/ MCB/R/2019/APL/00260)

Agreed & Accepted by,

CHOUDHARY BHAISHREE LANDMARKS LLP

PARTNER

Name :- M/S Choudhary Bhaishree Landmarks LLP

Date :-