N.G. Karkhane (Civil Engineer & Structural Engineer)

Rananagar, Jalna Road, AURANGABAD PH. 9823028081

FORM-2

[See Regulation 3l

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated. account - Protect Wise)

Date:~~06/06/2024~~ 30/06/2024

To,
Mr. Arvind R. Mutha,

Proprietor,

Roshni Constructions

Chh. Sambhajinagar.

Subject: Certificate of Cost [incurred for Development of **"Fortune Avenue" Residential and Commercial Building. Project Situated on Plot no. 2 CTS No. 16029/34, Chh. Sambhajinagar, having MahaRERA Registration Number P51500032347 being developed by Mr. Arvind R. Mutha Proprietor, Roshni Constructions.**

Sir,
I, **N.G. Karkhane** have undertaken assignment of certifying Estimated Cost for having MahRERA Registration Number **P51500032347** being developed by **Mr. Arvind R. Mutha Proprietor, Roshni Constructions.**

46. We have estimated the cost of 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 attachment of sale. Our estimated cost calculations are based on the available made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by Quantity surveyor* appointed by Developer Engineer. the assumption to 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.

47. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs.3,50,00,000/- (Total of Table A and B) at this time of Registration. The estimated Total Cost of Project is with references to the Civil, MUP and Allied works required for completion of the apartments and Proportionate complication of internal external works. As per specifications mentioned in agreement of sale and For the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout / Plotted Development from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

48. The Estimated Cost Incurred till date is calculated at 3,38,50,000/- (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 this items.

49. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and Completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 11,50,000/- (Total of Table A and B)

50. I, certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate and internal & Extremal works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date others certificate is as given in (Table A and B) below:

TABLE-A

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	3,00,00,000/-
2	Cost incurred as on date of' certificate	2,91,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	97%
4	Balance Cost to be incurred** (Based on Estimated Cost)	9,00,000/-
5	Cost Incurred on Additional /Extra items not included in the Estimalsd Cost (Table -C)	

TABLE-B

Internal & External Development Works in Respect of the Registered Phase

Sr No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in	**50,00,000/-**
2	Cost incurred as on date of certificate	**47,50,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**95%**
4	Balance Cost to be incurred** (Based on Estimated Cost)	**2,50,000/-**
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	**-**

Yours Faithfully,

N.G. Karkhane.

Agreed and Accepted by:
Signature of Promoter
Mr. Arvind R. Mutha Proprietor,
Roshni Constructions.
Date:06/06/2024

N.G. KARKHANE • CONSULTING ENGINEER • AMC-59/89

N.G. KARKHANE
B.E.(Hons),M.Tech. FIV,FIE, MISSE ,MWWA,MACI (USA)
*CONSULTING CIVIL ENGINEER
STRUCTURAL DESIGNER STRUCTURAL AUDITOR
*CHARTERED ENGINEER
*GOVT. REGT. PROPERTY VALUER
"Nagra" Opp. Hotel Alishi, Rana Nagar, Jalna Road, Aurangabad-431005, Ph.:(O) 0240-2462305, (R)2485193, Mo-9823028051.E-mail-ngkarkhane@gmail.com

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 (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this 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

6. 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 part of the original Estimate of Total Cost)

Sr.no	Particulars	Amount (In Rs.)
1	Increase in Prices of finishing items like tiles and windows, upgraded door locks,etc.	50,00,000/-
2	-	-