

FORM-2

ENGINEER'S CERTIFICATE

Date: 15/10/2023

To,
MRUNAL CONSTRUCTION,
Plot No. 1, Survey No.179/6,
Harsiddhi Housing Society,
Jalgaon Road, Harsul,
Aurangabad 431001.

Subject: Certificate of Cost Incurred for Development of Construction Work of Project 21-Leaves [to be registered under MAHA RERA] being developed by M/S MRUNAL CONSTRUCTION.

Sir

1. I/We **Er. Faizuddin Mohammed** have undertaken assignment of certifying Estimated Cost for **21-Leaves** having MahRERA Registration Number P51500048155 being developed by M/S MRUNAL CONSTRUCTION.

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. Faizuddin Mohammed** 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. **602.22 LAKH** (Rs. SIX HUNDRED TWO POINT TWENTY TWO 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 being the Planning Authority under whose jurisdiction the afore said project is being implemented.

4. The Estimated cost Incurred till date is calculated at Rs. **252.04 LAKH** (Rs. TWO HUNDRED FIFTY TWO LAKH FOUR THOUSAND 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. **350.18** (Rs. THREE HUNDRED FIFTY LAKH EIGHTEEN THOUSAND 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 I Wing bearing Number

(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 01/11/2022 date of Registration is	Rs. 561.00 Lakh
2.	Cost Incurred as on 30/09/2023 (based on the Estimated cost)	Rs. 252.04 Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	44.0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 308.96 Lakh
5.	Cost Incurred on Additional / Extra Items as on 30/06/2023 not included in the Estimated Cost(Table-C)	Rs. Nil



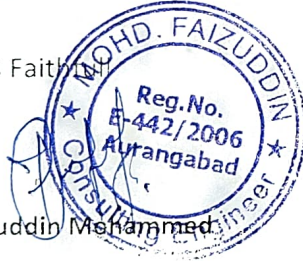
TABLE B

(to be prepared for the entire registered phase of the real estate project)

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01/11/2022 Date of Registration is	Rs. 41.20 Lakh
2.	Cost Incurred as on 30/06/2023 (based on the Estimated cost)	Rs. 1.82 Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	4.40 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 39.38 Lakh
5.	Cost Incurred on Additional/ Extra Items as on 31/03/2023 not included in the Estimated Cost (Table-C)	Rs. Nil

Overall Project completion is 44.00% for building and 4.00% for Internal & External development works.

Yours Faithfully,



Er. Faizuddin Mohammed

Agreed & Accepted by,

MRUNAL CONSTRUCTION

 PARTNER

Name :- M/S MRUNAL CONSTRUCTION

Date:- 15/10/2023