Annexure - B

FORM-2

[See Regulation 3]

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 : 31/03/2026

To,
M/S. CHANDRAMOULI PROPERTIES,
PLOT NO .27, SAMRAT NAGAR,
DARGHA ROAD, AURANGABAD

Subject : Certificate of Cost Incurred for Development of CHANDRAMOULI PINNACLE 2 (MAHARERA NO P51500048481 being development by CHANDRAMOULI PROPERTIES on Plot no 29 to 34,Gut no 70/Part, Village Satara, Chhatrapati SambhajiNagar

Sir
I/ We have undertaken assignment of certifying Estimated Cost for CHANDRAMOULI PINNACLE 2 being development by CHANDRAMOULI PROPERTIES

2. 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 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 / Consultants. The Schedule of items and quantity required for the entire work as calculated by Ar. Ganesh Mharolkar 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 ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs.11,10,00,000/- (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 & 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) r Layout /Plotted Development from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 9,19,80,000/- (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 these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal &external works, as per specifications mentioned in agreement of sale,the Project is estimated at Rs.24,80,000/- (Total of Table A and B)

SAGARSING K. GUSINGE
B.E. CIVIL, REGD NO.743/2021
CONSULTING ENGINEER
Pachpirwadi, Tq. Gangapur Dist. Aurangabad

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

North Block

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing / Layout /Plotted Development as on date of Registration is	5,50,00,000/-
2	Cost incurred as on date certificate	5,50,00,000/-
3	Work done in Percentage (as percentage of the estimated cost)	100%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	00/-
5	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table -C)	3,22,53,270/-

TABLE A

South Block

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing / Layout /Plotted Development as on date of Registration is	5,15,00,000/-
2	Cost incurred as on date certificate	3,29,80,000/-
3	Work done in Percentage (as percentage of the estimated cost)	64.03%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	1,85,20,000/-
5	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table -C)	1,66,85,370/-

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 the layout as on date of Registration is	45,00,000/-
2	Cost incurred as on date certificate	40,00,000/-
3	Work done in Percentage (as percentage of the estimated cost)	88.88%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	5,00,000/-
5	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table -C)	0/-

SAGARSING K. GUSINGE
B.E. CIVIL, REGD NO.743/2021
CONSULTING ENGINEER
Pachpirwadi, Tq. Gangapur Dist. Aurangabad

Yours Faithfully,

SAGARSING K GUSINGE

SAGARSING K. GUSINGE
B.E. CIVIL, REGD NO.743/2021
CONSULTING ENGINEER
Pachpirwadi, Tq. Gangapur Dist. Aurangabad

Agreed and Accepted by :

Name: M/S. CHANDRAMOULI PROPERTIES

Date:31/03/2026

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 officer 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 bementioned at the place marked (*) and in casequantity are being calculated by office of Engineer, the name of the person in the of office of Engineer, who isresponsible 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 ActualCost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost- anydeviation in quantity required for developmentof the Real Estate Project will result in amendment of the costincurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations I qualifications. Example: Any deviations in input material used fromspecifications 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.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1	LAND COST	3,10,00,000/-
2	TDR COST	33,84,208/-
3	MUNICIPAL PERMISSION CHARGES	1,17,13,219/-
4	AMOUNT PAID TO STATUTORY AUTHORITY	28,41,213/-