

N.G. Karkhane

B.E. (Hons.) (Pilani), M.Tech., (IIT, Mum.), F.I.E., F.I.V., MISSE, MWWA, MACI (USA)

❖ Consulting Civil Engineer ❖ Structural Designer
❖ Government Registered Property Valuer (CAT I-474)
❖ Structural Auditor, ❖ Chartered Engineer(F-111017-5)

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'MOGRA' Rana Nagar, Opp. Hotel Atithi, Jalna Road, Aurangabad - 431 003.

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FORM-2

[. See Regulation

3 ENGINEER'S CERTIFICATE

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

Date: 08.03.2023

To

The M/s INDRAYANI DEVELOPERS THROUGH PARTNERS
Shop no 8, K.K. Patel complex
Near Hiwale Lawns, Beed bypass,
Aurangabad, Maharashtra.

Subject: Certificate of Cost incurred for Development of "INDRAYANI HEIGHTS"

Building of the project situated on the plot bearing Itkheda Gutno 69/1. Demarcated by its boundaries (latitude and longitude of the endpoints) as one east plot no 201B, on west 9MTR road, on South plot no 201C, and On North 60MTR road. Ad measuring total plot Area 600.97sq.mts and proposed tenement built up area 2114.427sq.mts. developed by INDRAYANI DEVELOPERS AND THROUGH PARTNERS.

Sir

I, N.G. Karkhane have undertaken assignment of certifying Estimated Cost for Building of the project "INDRAYANI HEIGHTS" situated on the plot bearing Itkheda Gutno 69/1. Demarcated by its boundaries (latitude and longitude of the endpoints) as one east plot no 201B, on west 9MTR road, on South plot no 201C, and On North 60MTR road. Ad measuring total plot Area 600.97sq.mts and proposed tenement built up area 2114.427sq.mts. developed by INDRAYANI DEVELOPERS AND THROUGH PARTNERS.

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 attachment of sale. Our estimated cost calculations are based on the drawing/ plan 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.

3. I estimate Total Estimated Cost of completion of the aforesaid project under reference at 4,00,00,000 (Total of Table A and B) at the 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 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)/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. 8,65,052/-
(Total of Table A and B) the amount of Estimated Cost incurred is calculated on the basis of input materials/s
ervices used and unit cost of this items.

5. 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 3,91,34,948 (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate
and 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

Building/Wing/Layout/Plotted Development bearing Number 69/1 Itkheda, Aurangabad.

Sr.no	Particulars	Amount (in Rs.)
1	Total estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	400000000 /-
2	Cost incurred as on date of certificate	865052 /-
3	Work done in Percentage (as Percentage of the estimated cost)	2.16%
4	Balance Cost to be incurred ** (Based on Estimated Cost)	39134948
5	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table-C)	N.A

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	0
2	Cost incurred as on date of certificate	0
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be incurred ** (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table-C)	0

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Indrayani Developers

Partner



1 The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time 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, then 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 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.

5. All components of work with specifications are indicative and not exhaustive

6. Please specify if there are any deviations or qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

