Annexure A

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 : 16/04/2025

To,
INDRAYANI DEVELOPERS
Shop No. 8, K.K.Patel Complex,
Opp. Hiwale Patil Lawns,
Aurangabad - 431005.

Subject:- Certificate of Cost incurred for Development of **"INDRAYANI HEIGHTS"** having MahaRERA Registration Number **P51500050815** being developed by **INDRAYANI DEVELOPERS, MAR - 25.**

Sir,

01. I **N. G. Karhane** have undertaken assignment of certifying Estimated Cost for **"INDRAYANI HEIGHTS"** Situated at : **Plot No. 201-A, Gut No. 69/1, Itkheda, Aurangabad- 431005** having MahaRERA Registration Number **P51500050815** being developed by **INDRAYANI DEVELOPERS.**

02. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and 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 inder 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 of the cost of material, labour and other inputs made by developer, and the site inspectoin carried out by us to ascertain/ confirm the above analysis given to us.

03. We estimate Total Estimated Cost of Completion of the aforesaid project under reference at Rs. 4,76,54,035/- at the time of Registration. The estimated Total Cost of project is with reference to the civil, MFP and allied works required for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaing occupation certificate / completion certificate for the buildings/wings/ layout/ plotted Development from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

04. The Estimated Cost incurred till date is calculated at Rs.3,29,55,035 The amount of Estimated Cost incurred is calculated on the basis of inpus materials/ services used and unit cost ot these items.

05. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external eorks, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 1,46,99,000

06. I certify that the Cost of the Civil, MEP and Allied works for the apartments 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:

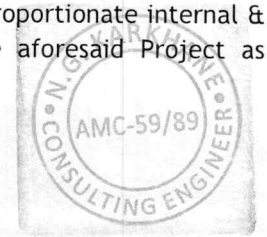

TABLE A

(A TYPE Tenement/ Row House)

Sr. No.	Particulars	Amount (₹)
01.	Total Estimated Cost of the Building/ Wing/ Layout/ Plotted Development as on date of Registration is	₹ 3,99,50,274
02.	Cost incurred as on the date of certificate	₹ 2,79,75,000
03.	Works done in Percentage	70.02%
04.	Balance Cost to be incurred	₹ 1,19,75,274
05.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (TableC)	0

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (₹)
01.	Total Estimated Cost of the Internal & External Works including Amenities and Facilities in the layout as on date of Registration is	₹ 77,03,761
02.	Cost incurred as on the date of certificate	₹ 49,80,035
03.	Works done in Percentage	64.64%
04.	Balance Cost to be incurred	₹ 27,23,726
05.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (TableC)	0

Yours Faithfully,

Er. N.G. Karkhnae

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

Date : 16/04/2025
Place: Aurangabad

Agreed and accepted by

N.G. KARKHANE
M.Tech. FIV,FIE, MISSE, MWRA,MAHI (USA)
"CONSULTING CIVIL ENGINEER
"STRUCTURAL DESIGNER" &"STRUCTURAL AUDITOR.
"CHARTERED ENGINEER
"GOVT. REGT. PROPERTY VALUER
"Nilaya" Opp. Hotel Asthi, Rana Nagar, Jalna Road,
Aurangabad-431005, Ph.:(O) 2340-2482365, (R)2366753,
Mob.09823023681.E-mail-nghankhane@gmail.com

Signarure of Promoter
Name:

Krushna Pandhare
[Indrayani Developers]

Date : 16/04/2025

Notes :

1) The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtainOccupation Certificate / Completion Certificate.

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) The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4) 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.

TABLE C

List of Extra/ Additional/ Deleted Items considered in Cost
(which were not part of the original Estaimate of Total Cost)

Sr. No.	List of Extra/ Additional/ Deleted Items	Amount
01.		