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: 01/01/2025

To,

M/s. SIMAR PRIDE VENTURES LLP,
Office No. 101, Sai Trade Centre,
RTO Office Road,Chh. Sambhaji Nagar.

Subject: Certificate of Cost Incurred for Development of **One world Phase-01 Commercial, A1-A2, B1, C1-C2, MHADA Buildings of Project One World** having MahaRERA RegistrationNumber **P51500050146** being developed by **M/s. SIMAR PRIDE VENTURES LLP**

Sir,

1. I/We **Er. Milind Wadekar** have of Certifying Estimated Cost for **One world Phase-01 Commercial, A1-A2, B1, C1-C2, MHADA Buildings of Project One World** having MahaRERA Registration Number **P51500050146**, being developed by **M/s. SIMAR PRIDE VENTURES LLP**)

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 agreements of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project underreference 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 inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total estimated the Cost of completion of the aforesaid project under reference at **Rs. 1,87,27,55,000.00** (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 agreements of sale and for the purpose of the obtaining occupation certificate / completion certificate for the Building(s) /Wing(s)/ Layout /Plotted Development from the **Municipal Corporation Chhatrapati Sambhajinagar** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 73,66,00,000.00** (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 apartments and proportionate Completion of internal & external works, as per specification mentioned in agreement of sale, of the Project is estimated at **Rs. 1,13,61,55,000.00** (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and allied works the for the apartments and proportionate ate internal & external works,as per specification 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 (OCTOBER TO DECEMBER 2024)

Building/ Wing /Layout Plotted Development bearing Number : A1 & A2

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/LayoutPlotted Development as on date of Registration (**03/04/2024**) is	44,47,99,000.00
2	Cost incurred as on date of certificate	5,66,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	12.80%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	38,81,99,000.00
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table-C)	00.00

Building/ Wing /Layout Plotted Development bearing Number : B1

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/LayoutPlotted Development as on date of Registration (**03/04/2024**) is	64,59,93,000.00
2	Cost incurred as on date of certificate	13,00,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	19.80%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	51,59,93,000.00
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table-C)	00.00

Building/ Wing /Layout Plotted Development bearing Number : C1 & C2

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/LayoutPlotted Development as on date of Registration (**03/04/2024**) is	30,25,88,000.00
2	Cost incurred as on date of certificate	23,00,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	75.80%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	7,25,88,000.00
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table-C)	00.00

Building/ Wing /Layout Plotted Development bearing Number : COMMERCIAL (F1 TO F4)

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/LayoutPlotted Development as on date of Registration (**03/04/2024**) is	20,82,62,000.00
2	Cost incurred as on date of certificate	13,00,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	62.00%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	7,82,62,000.00
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table-C)	00.00

Building/ Wing /Layout Plotted Development bearing Number : MHADA

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/LayoutPlotted Development as on date of Registration (**03/04/2024**) is	16,01,31,000.00
2	Cost incurred as on date of certificate	12,58,94,000.00

3	Work done in Percentage (as Percentage of the estimated cost)	79.00%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	3,42,37,000.00
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table-C)	00.00

Building/ Wing /Layout Plotted Development bearing Number : **Construction Technology (Alu Form System)**

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/LayoutPlotted Development as on date of Registration (**03/04/2024**) is	6,35,21,000.00
2	Cost incurred as on date of certificate	6,35,21,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	0.00
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table-C)	00.00

Table B

Internal and External Development Works in respect of the Registered Phase

Sr. No. (1)	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/LayoutPlotted Development as on date of Registration (**03/04/2024**) is	4,74,61,000.00
2	Cost incurred as on date of certificate	5,85,000.00
3	Work done in Percentage (as percentage of the estimated cost)	1.00%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	4,68,76,000.00
5	Cost Incurred on the Additional/Extra items not included in theEstimated Cost (Tablc -C)	00.00

Overall project completion is 39.00% & 1.00% for internal & external development work.

Yours Faithfully

Sign
Er. Milind M. Wadekar
Regd No. MCB/R/2019/APL/00260

Er. MILIND WADEKAR

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] Local Authority license no. **MCB/R/2019/APL/00260** (if applicable)

Date of Certificate:

Agreed and Accepted by:

Simar Pride Ventures LLP

Signature of Promoter
Name: M/s. SIMAR PRIDE VENTURES LLP

Date:

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 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 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.

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

5. 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)

---NIL---

Note – Construction Technology (Alu Form System)

The Residential / Commercial Project **"One World"** will be executed using Alu Form (Aluminium Form-work) Technology, a monolithic concrete construction system. This method ensures faster construction, better structural strength, improved accuracy, and superior finishing compared to conventional shuttering.

The project involves a major upfront investment for procurement of the Aluminium Form-work system, estimated at approximately ₹6.00 Cr. (excluding taxes). In addition, around 6% extra cost is incurred at the initial stage towards design customization, transportation, site mobilization, assembly, handling equipment, skilled labour, and setup.

This is a front-loaded capital expenditure during the early phase of the project. However, it results in faster execution, better quality control, and cost efficiency over repetitive floors.

For project evaluation purposes, we have considered approximately 3% of the total project execution cost towards shuttering and related fixed costs. As on date, this stage is treated as 100% completed.