

Er. SHAHRUKH SHAHA

NEW MONDHA, ABRAR COLONY, CHHATRAPATI SAMBAHJI NAGAR - 431001

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 Bank Account)

Date: 03-01-2025

To,
PARAM CASA DEVELOPERS,
PLOT NO 6, LILASONS CHARITABLE TRUST BUILDING,
RAILWAY STATION ROAD, NEAR RTO BUILDING, AURANGABAD

Subject: Certificate of Cost Incurred for Development of **PARAM CASA ROYAL** having MahaRERA Registration Number **P51500054904** being developed by **PARAM CASA DEVELOPERS** (For Oct to Dec 2024 QTR)

Sir,

1. I / We **Er SHAHRUKH SHAHA** has undertaken assignment of Certifying Estimated Cost for **PARAM CASA ROYAL** having MahaRERA Registration Number **P51500054904** being developed by **PARAM CASA DEVELOPERS**.
2. We have estimated the cost of 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 Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by **Er SHAHRUKH SHAHA** Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the 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 mentioned under reference at Rs. 2,48,57,851/- (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the CSNMC - CHHATRAPATI SAMBAHJI NAGAR MUNICIPAL CORPORATION CHHATRAPATI SAMBAHJI NAGAR being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

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4. The Estimated Cost incurred till date is calculates to Rs. 1,36,71,817/- (Total of Table A & B). 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 & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at Rs. 1,11,86,034/- (Total of Table A & B).
6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE - A

Building / Wing / Layout FOR **PARAM CASA ROYAL**

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 2,23,79,501/-
2.	Cost incurred as on date of Certificate 31 December 2024	Rs. 1,23,08,725/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	55%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 1,00,70,776/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

TABLE - B

Internal & External Development Works FOR **PARAM CASA ROYAL**

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	Rs. 24,78,350/-
2.	Cost incurred as on date of Certificate 31 December 2024	Rs. 13,63,092/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	55%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 11,15,258/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

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Yours faithfully,

Shahrukh Shaha


Proprietor

Er SHAHRUKH SHAHA

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
Local Authority License Number (if applicable)

Agreed & Accepted by:





Signature of Promoter

Name: **PARAM CASA DEVELOPERS**

Date: **03-01-2025**

Note:

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 the Agreement to Sale.
2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative & not exhaustive
5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

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TABLE - C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.		
2.		

PARAM CASA DEVELOPERS

PLAT NO 4 LAASONS CHHATRAPATI TRUST BUILDING

PLAT NO - 3 SHANTON ROAD, NEAR PTD BUILDING, AURANGABAD

Subject: Certificate of Registration for Development of PARAM CASA ROYAL, having Maharashtra Registration Number PS1500054904 being developed by PARAM CASA DEVELOPERS, located at Plot No. 4, Shanton Road, Aurangabad.

By

1. We, Er. SHAHRUKH SHAHA, as a Professional Engineer, have examined the Estimated Cost of the PARAM CASA ROYAL, having Maharashtra Registration Number PS1500054904, being developed by PARAM CASA DEVELOPERS.

2. We have also examined the list of items of Extra / Additional / Deleted Works required for completion of the project, which is recommended by the Engineer-in-Charge of the Project, as per the specifications mentioned in the Agreement of Sale. The estimated cost considered for the above works is based on the rates available to us for the Project under Reference to the Maharashtra Government. The Schedule of Rates of the Maharashtra Government, as published by the Government Engineer, is assumed to be correct. The assumption of the cost is based on the rates mentioned in the Agreement of Sale and the rates mentioned in the Maharashtra Government's Schedule of Rates. We have also verified the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid Project mentioned under reference at Rs. 2,48,57,851/- (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, Mechanical & Electrical Works, construction of the apartment & environmental completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate. Completion of the Project is the Building's (Vertical) Layout, plotted Development with the "33/4C" CHHATRAPATI SAMBAHJI NAGAR MUNICIPAL CORPORATION CHHATRAPATI SAMBAHJI NAGAR being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

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