Annexure – B

FORM – 2

ENGINEER'S CERTIFICATE

Date: 30.06.2024

To,
M/S Shweta Infrastructure & Housing (I) Pvt. Ltd.,
Samraat Head Quarters, A33,Street-7,Satpur,
Tal. & Dist. Nashik – 422007

Subject : Certificate of Cost Incurred for Development of "Samraat Apna Ghar Phase-II" situated on the Survey No. 50/2, Gangapur Shiwar, Nashik, having MahaRERA Registration Number P51600020657 being Developed by by M/S Shweta Infrastructure & Housing (I) Pvt. Ltd.

Sir,
I, Er. Sudhir Chandrakant Metkar, have undertaken assignment of Certifying Estimated Cost for "Samraat Apna Ghar Phase-II" situated on the Survey No. 50/2, Gangapur Shiwar, Nashik, having MahaRERA Registration Number **P51600020657** being Developed by by M/S Shweta Infrastructure & Housing (I) Pvt. Ltd.

1. 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 Mr. Bhushan Gandhi Quantity Surveyor* appointed by the Developer, 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.

2. We estimate Total Estimated Cost of completion of the aforesaid Project mentioned under reference at Rs. 36,72,00,385/- (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 Nashik Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

3. The Estimated Cost incurred till date is calculates to **Rs.44,52,12,344/-** (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.

4. 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 0 /-** (Total of Table A & B).

5. 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

APNA GHAR PHASE – 2 **(F1/F2 WING, G1/G2/G3/G4 WING, H1/H2/H3/H4/H5 WING)**

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on 30.04.2019 of Registration is	Rs. 32,12,36,765.0/-
2.	Cost incurred as On 30.06.2024	Rs. 32,12,36,765.0/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	100%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 0 /-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Rs. 1,19,59,193/-

TABLE – B

Internal & External Development Works

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on 30.04.2019 of Registration is	Rs. 4,59,63,620.0 /-
2.	Cost incurred as on 31.06.2024	Rs. 11,05,14,930.0/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	240.44 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. -6,45,513,10/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Rs. 15,01,456/-

Yours faithfully,

Signature of Engineer

Agreed & Accepted by:

Signature of Promoter
Name: MR. SUDHIR CHANDRAKANT METKAR (DIRECTOR)
Date: 30.06.2024

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.	Repair and maintenance cost, Parking area finishing cost, Tools and machinery, Labour hutments, PPEs tools, Loading unloading, carting, Podium Work and Rate escalation for Project.	Rs. 9,25,43,974/-