CHETAN JAGTAP (ENGINEER)

Date:20/07/2025

FORM – 2

ENGINEER'S CERTIFICATE

TO,

The M/s. Deshpande Constructions & Land Developers, Viraj Corner, Canara corner, Nashik – 422002

Subject – Certificate of Cost Incurred for Development of **Shree Ramchandra Nagar, phase 2,** being developed by **M/s. Deshpande Constructions & Land Developers,** Nashik.

Sir,

1. I **Chetan Anil Jagtap** have undertaken assignment of certifying Estimated cost for **Shree Ramchandra Nagar** being developed by **Deshpande Constructions & Land Developers,** Nashik.

2. We have estimated the cost of Civil, MEP an Allied works required for completion of the apartments and proportionate completion of internal & 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 under reference by the Developer and Consultants and the Schedules of items and quantity required for the entire work as calculated by **Shri. Puneet Roy 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 Cost of completion of the building of the aforesaid project under reference as **Rs. 23,09,74,000/- (Rs. Twenty-Three Crore Nine Lakh Seventy-Four Thousand Only)** (Total of Table A & 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 agreement of sale and for the purpose of obtaining occupation certificate/ completion certificate for the building/s from the Nashik Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated **at Rs. 16,69,33,501/- (Rs. Sixteen Crore Sixty-Nine Lakh Thirty-Three Thousand Five Hundred One Only)** Total of table A & 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 specifications mentioned in agreement of sale, of the project is estimated at **Rs. 6,40,40,499/- (Rs. Six Crore Fourty Lakh Fourty Thousand Four Hundred Ninety Nine Only) (Total of Table A & B).**

6. I certify that the Cost of the Civil, MEP and allied work the apartments and proportionate completion of 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 & B below:

TABLE - A

Building called **Shree Ramchandra Nagar phase 2**

Sr.No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on date of Registration Is	23,09,74,000/-
2.	Cost incurred as on 30/06/2025 (based on the Estimated cost)	16,69,33,501/-
3.	Work done in percentage (as Percentage of the estimated Cost)	72.27 %
4.	Balance Cost to be incurred (Based on Estimated Cost)	6,40,40,499/-
5.	Cost incurred on additional/ extra items as on ------- not include in the Estimated cost (Annexure A)	0

TABLE –B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Work Including amenities and facilities in the layout as on date of Registration is	-
2.	Cost incurred as on (Based on the Estimated Cost)	-
3.	Work done in percentage (as percentage of the estimated Cost)	-
4.	Balance Cost to be Incurred (Based on Estimated Cost)	-
5.	Cost incurred on Additional /Extra items as on ------- not included in the Estimated Cost (Annexure A)	-

Yours Faithfully,

CHETAN JAGTAP (Engineer)

Proprietor

Signature of Engineer

(Licence No. - NA)

Agreed and accepted by:

Deshpande Construction and Land Developers

Partner

Signature of Promoter

Name:

Date:

Note:

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 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. (**) 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 / 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)

Sr. No.	List of Extra/Additional /Deleted Items	Amount (In Rs)
1.	-	-
2.	-	-