SAGAR S. SHAH

B.E.(Civil) M.I.E.,F.I.V.

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• Approved Valuer • Consulting Engineer

54, Sahajeevan Colony, Visemala, College Road, Nashik - 422 005

ENGINEER'S CERTIFICATE

(FORM 2)

Date: 16.02.2023

To,

Kalantri And Musale Realcon LLP
Shop No. 2, Building No. F/10,
Shreeram Kunj, Tigrania Road,
Dwarka, Nashik - 422011

Subject: Certificate of Cost Incurred for Development of **BALAJI PARK** having MahaRERA Registration Number **P51600023182** being developed by **Kalantri And Musale Realcon LLP.**

Sir,

1. I Er. Sagar S. Shah have undertaken assignment of certifying Estimated Cost for **BALAJI PARK** having MahaRERA Registration Number **P51600023182** being developed by **M/s. Kalantri And Musale Realcon LLP,** situated on the Survey / Gut No. 449, Village Satpur, Taluka & District NASHIK.

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external work 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 / Consultants. The Schedule of items and quantity required for the entire work as calculated by Er. Sagar S. Shah 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 aforesaid project under reference as **Rs. 3,80,75,000/- (In words Rupees Three Crore Eighty Lakhs Seventy Five Thousand Only)** (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 work, as per specifications mentioned in agreement of sale and 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.

SAGAR S. SHAH Consulting Civil Engineer F-27433 NASHIK

4. The Estimated Cost Incurred till date is calculated at **Rs. 3,80,75,000/-** (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 apartments and proportionate completion of internal & external work as per specifications mentioned in agreement of sale, of the project is estimated at **NIL** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and Allied works for apartments and proportionate internal & external work 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
BALAJI PARK " A " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.63,25,000/-
2	Cost incurred as on date of certificate	Rs.63,25,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL

Table A
BALAJI PARK " B " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.33,50,000/-
2	Cost incurred as on date of certificate	Rs.33,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL

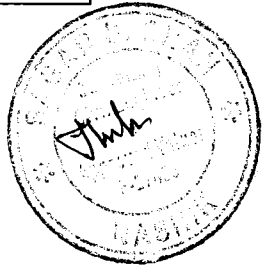


Table A
BALAJI PARK " C " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.33,50,000/-
2	Cost incurred as on date of certificate	Rs.33,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL

Table A
BALAJI PARK " D " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.33,50,000/-
2	Cost incurred as on date of certificate	Rs.33,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL

Table A
BALAJI PARK " E " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.33,50,000/-
2	Cost incurred as on date of certificate	Rs.33,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL

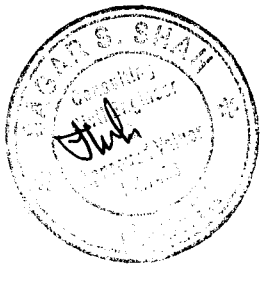


Table A
BALAJI PARK " F " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.17,00,000/-
2	Cost incurred as on date of certificate	Rs.17,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL

Table A
BALAJI PARK " G " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.39,50,000/-
2	Cost incurred as on date of certificate	Rs.39,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL

Table A
BALAJI PARK " H " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.40,50,000/-
2	Cost incurred as on date of certificate	Rs.40,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL



Table A
BALAJI PARK " I " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.28,50,000/-
2	Cost incurred as on date of certificate	Rs.28,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL

Table A
BALAJI PARK " J " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.25,50,000/-
2	Cost incurred as on date of certificate	Rs.25,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL

Table A
BALAJI PARK " K " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.27,50,000/-
2	Cost incurred as on date of certificate	Rs.27,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Extra Items not included in the Estimated Cost (Table C)	NIL



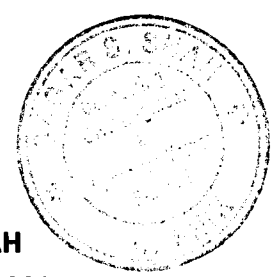
TABLE B

BALAJI PARK

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amounts
1	Total Estimated cost of Internal & External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs.5,00,000/-
2	Cost incurred as on date of certificate	Rs.5,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs.77,50,000/-

Yours Faithfully



ER. SAGAR S. SHAH
Signature of Engineer

Agreed and Accepted by:

Signature of Promoter
Name: **M/s. KALANTRI AND MUSALE REALCON LLP**
Partner – MR. JITENDRA KANAIYALAL BORSANIYA
Date: 16.02.2023

***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. All components of work with specifications are indicative and not exhaustive.
3. 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	Open Space Development including Pathways made of Concrete, Street Lights with Solar Arrangement and Laying of Lawns and Developing Garden	Rs. 77,50,000

