JAGABANDHU DALAI

Add: Flat No- F-102, Jaigurudev Complex, near Jain Temple, Kalher, Thane, Pin-421302

FORM-2

ENGINEER'S CERTIFICATE

To,

Date: 26-06-2023

M/S PUNEET BUILDERS,
401, 402, TULSEE CHAMBER PREMISES,
TEEN PETROL PUMP,
LBS ROAD, THANE (WEST) 400602

Subject: Certificate of Cost Incurred for Development of **Puneet Prime Phase 1 from Floor 0 to Floor 2** having _[MahaRERA Registration Number: **P51800020798**) situated on the **Plot bearing Survey No.229 & 267 & CTS No.11(PT) & 12 (PT)** of **building No 37, Nehru Nagar, Priyadarshini Co-op. Hsg. Soc. Ltd Mumbai PIN-400024** developed by **M/S PUNEET BUILDERS** Demarcated by its boundaries.

Sir,

I, Jagabandhu Dalai a Civil engineer have undertaken assignment of certifying Estimated Cost for of **Puneet Prime Phase 1 from Floor 0 to Floor 2** having _[MahaRERA Registration Number: **P51800020798**) situated on the **Plot bearing Survey No.229 & 267 & CTS No.11(PT) & 12 (PT)** of **building No 37, Nehru Nagar, Priyadarshini Co-op. Hsg. Soc. Ltd Mumbai PIN-400024** being developed by **M/S PUNEET BUILDERS**

1. Following technical professionals are appointed by the Promoter: -

(i) **M/s SUBHASH PATIL & ASSOCIATES** as L.S/Architect.

(ii) **M/s Strudcom Consultants Pvt. Ltd.** as Structural Engineer

(iii) **M/s DSG Consultant** as MEP Consultant.

(iv) **Mr. Tajmal Bodke** as Quantity Surveyor.

2. we have estimated the cost of civil, MEP, and allied work required for completion of the apartment and proportionate completion of internal and external works of the project as per specifications mentioned in agreement of sale, Our estimated cost calculation are based on the drawing/plane made available to us for the project under reference by the Developer/ Consultants. The schedule of item and quantity required for entire work as calculated by **Mr Tajmal Bodke** quantity Surveyor* appointed by Developer/Engineer, and 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. 6,85,50,134.24/.** The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for the completion of the apartment and proportionate completion of internal and external works, as per specification in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Maharashtra Housing and Development Authority (MHADA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,94,67,026.94/-.** 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 the apartment and proportionate completion of internal & External works, as per specification mentioned in agreement of sale, of the project is estimated at **Rs. 4,90,83,107.31/-**

6. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate completion of 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

Building/ Wing/Layout/Plottted Development Bearing number _____ or Called _____ (to be prepared separately for each building/ wing/ layout/plotted development of real estate project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31-03-2023 date of Registration is	**Rs. 6,85,50,134.24/-**
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	**Rs. 1,94,67,026.94 /-**
3	Work done in Percentage (as Percentage of the estimated cost)	**28.40%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 4,90,83,107.31 /-**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	**Rs**

Table B

Internal and external development works in respect of the registered Phase

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	NA
2	Cost incurred as on _____ (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully

Signature of Engineer

(Jagabandhu Dalai)

Local Authority Licence no.:

PUNEET BUILDERS ★ THANE (W)-400602 ★

Agreed and accepted by:

Signature of Promoter

Name: Prateek Patil

Date: 26-06-2023

Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and the specification 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 variation in quantity required/ escalation of cost etc. As this is an estimated cost, any deviation in quantity required for the development of the real estate project will result in amendment of the cost incurred/ to be incurred.

4. 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 /deviation/ qualification. Example, any deviation in the input material used from the specification 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.		