Annexure- B

FORM-2

[See Rcgulation 3l

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date:31/03/2023

To

The Paranjape Schemes (Construction) Ltd
Cts No.988 101, Somnath Ram Mandir Road Vile Parle (E) Near Tilak Mandir
Maharashtra Mumbai 400057

Subject:

Certificate of Cost Incurred for Development of **Forest Trails Athashri -B2 (Sector R26- B2A, B2B, B2C)** having MahaRERA Registration Number:- "P52100000024" (Only Applicable after Registration) a being developed by **Paranjape Schemes (Construction) Ltd.**

Sir,

I/ We Chandrashekhar Pingale have undertaken assignment of certifying Estimated Cost for the **Forest Trails Athashri -B2 (Sector R26- B2A, B2B, B2C) having MahaRERA Registration Number:-** "P52100000024"(Only Applicable after Registration) a being developed by **Paranjape Schemes (Construction) Ltd.**

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & ecternal 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. The Schedule of items and quantity required for the entire work as calculated by Koumudi Bhandarkar 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. 88,68,92,818/-(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 to be completion of the apartment and proportionate completion of internal & external works of the project 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 PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 42,44,89,605/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of inputs materials / services used and unit cost of these items .

5. The Balance cost of Completion of the Civil, MEP and Allied works for the completion of the apartment and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale of the project is estimated at Rs 46,24,03,213/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and Allied works for the completion of the apartment and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale of the project completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing/ Layout/Plotted Development bearing Number ____ or called **Forest Trails Athashri B2.**

(to be prepared separately for each Building /Wing / Layout/Plotted Development of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/ Layout/ Plotted Development as on June **2017** date of Registration is	Rs 64,65,46,702 /-
2	Cost incurred as on date Mar 2023 of the certificate	Rs 30,68,98,465/-
3	Work done in Percentage (as Percentage of the estimated cost)	47.47%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 33,96,48,237/-
5	Cost Incurred on Additional /Extra Items	Rs. NIL /-

Not included in the Estimated Cost (Table-C)

TABLE B

(Internal & External Development works in respect of registered phase of the Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **June 2017**date of Registration is	**Rs.24,03,46,116 /-**
2	Cost incurred as on Mar 2023	**Rs.11,75,91,140/-**
3	Work done in Percentage (as Percentage of the estimated cost)	***48.93%***
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.12,27,54,976/-**
5	Cost Incurred on Additional /Extra Items as on Mar 2023 not included in the Estimated Cost (Table - C)	Rs. Nil /-

---

Yours Faithfully

Signature & Name (In BLOCK LETTERS with stamp of Engineer)
(Not Less than Bachlor's Degree Holder or equivalent as per Section 2(u) of the Act)

Local Authority License no ----------(If applicable)

Agreed and Accepted by

Signature of Promoter
Name:
Date-

Paranjape Schemes Construction Ltd.

*** Note**

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and 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 Diffrence between Total estimated Cost (1) and Actual cost incurred 2) due to deviation in quantity required / escalation of the 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.

4. All components of work with specifications are indicative and not exhaustive.
5. 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.		