Mr. Vikas Ajgekar

Add: Office No 210, V18, Balewadi High street,Baner,Pune-411045.

FORM-2 [See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 31th Dec-2025

To

M/S. Saheel Landmak Pvt Ltd,
Chinchwad, Pune.

Subject: Certificate of Cost Incurred for Development of **I trend Palacio** having MahaRERA Registration Number P52100050688 for Construction of Residential 06 Nos building(s) **"Building A, Building B, Building C"** situated on Plot bearing No. **S NO. 192A Part, CTS No. 3876, Chinchwad Tal-Haveli Pune 411033** being developed by **M/S Saheel Landmark Pvt Ltd.**

Ref: RERA Registration No. – P52100055190

Sir,

1. I/We **Vikas Ajgekar** have undertaken assignment of certifying Estimated Cost for **I trend Palacio** having MahaRERA Registration number P52100055190, being 03 Nos, of Buildings **"Building A, Building B, Building C"** situated on Plot bearing No. **S NO. 192A Part, CTS No. 3876, Chinchwad Tal-Haveli Pune 411033** being Developed by **M/S Saheel Landmark Pvt Ltd.**

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. 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 Schedule of items and quantity for the entire work as calculated by quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.52,45,36,836/-** Total of Tower A to F). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at **26,50,96,671/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP *and* Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from PCMC (planning Authority) is estimated at **Rs. 25,94,40,166/- -** (Total of **Building A, B, C**).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Buildings called I-Trend Palacio **"Building A, B, C" Building**

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/12/2025 date of registration is	Rs. 49,32,05,480/-
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs.. 23,37,65,314/-
3	Work done in Percentage (as Percentage of the estimated cost)	47.40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.. 25,94,40,166/-

TABLE B: Buildings called I-Trend Palacio **"Building A, B, C" Building**

Note: Total development cost

Sr.No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/12/2025 date of Registration is	Rs.3,13,31,356/-
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs.3,13,31,356/-
3	Work done in Percentagse (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on sEstimated Cost)	Rs. 0/-
5	Cost Incurred on Additional /Extra Items as on 3 30/06/2025 not included in the Estimated Cost (Annexure A)	Rs 0/-

Yours Faithfully,

Signature of Engineer

SAHEEL LANDMARKS PVT. LTD. PUNE

Agreed and Accepted by

Signature of Saheel landmarks

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*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

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.

Annexure A – Not Applicable

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

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