AKSHAY D. SHELAR
**B.E. Civil**
**Near Shelar Mala, Shelar Wadi Dehuroad.**

**FORM-2**

**ENGINEER'S CERTIFICATE**

Date: 17/04/2025

To,
M/s. GURUKRUPA CONSTRUCTIONS,
CTS No. 1399/1 To 6, Plot in PIMPRI,
PUNE 411017.

Subject: Certificate of cost Incurred for Development of **"RADHIKA CO. OPERATIVE HOUSING SOCIETY"** of the Phase of the project having RERA Registration Number: **P52100049461** situated on the plot bearing Plot No. 321, 322, CTS No. 1399, 1399/1-6, Pimpri Waghere-411017 admeasuring **461.465** sqm. area being developed by M/s. **GURUKRUPA CONSTRUCTIONS.**

Ref: RERA Registration Number **P52100049461**

Sir,

I/We have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA, being of the **"RADHIKA CO. OPERATIVE HOUSING SOCIETY"** situated on the Plot No. 321, 322, CTS No. 1399, 1399/1-6, Pimpri Waghere-411017 admeasuring **461.465** sqm. area being developed by **M/s. GURUKRUPA CONSTRUCTIONS.**

1.Following technical professionals are appointed by owner/promoter: -

(i) **TRUPTI V. BHADRE** as an Architect;

(ii) **Mr. Akshay D. Shelar** as a structural consultant

2.We have estimated the cost the Civil, MEP and Allied works, for the apartments and proportionate Completion of internal and 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 & consultants. The Schedule of items and quantity for the entire work as calculated by **Mr. Akshay D. Shelar** 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 building(s) of the aforesaid project under reference as **Rs. 8,61,65,322 /-** (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 the apartments and proportionate Completion of internal and external works of the project as per specifications mentioned in agreement of sale and purpose of obtaining occupation certificate/completion certificate for the Building(s)/ Wing(s)/ Layout/ Plotted Development from the **Pimpri Chinchwad 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. 6,82,55,000/-** (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 the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement of sale of the Project is estimated at **Rs. 1,79,10,322/-** (Total of A & B)

6. I certify that the cost of the Civil, MEP and Allied work for the apartments and proportionate completion of internal and external works of the project 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

Buildings/Wing/ Layout/ Plotted Development bearing Number-----or called----(to be prepared separately for each Buildings/Wing/ Layout/ Plotted Development of Real Estate Project:

| Sr. No. | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the building/wing /Layout Plotted Development as on date of Registration is | Rs. 8,34,25,322 |
| 2 | Cost incurred till 31.03.2025 | Rs. 6,82,55,000 |
| 3 | Work done in Percentage (As Percentage of the estimated cost) | 81.82 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 1,51,70,322 |
| 5 | Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C) | Rs. 0.00 |

TABLE B

Internal & 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 | Rs. 27,40,000 |
| 2 | Cost incurred as on date of Certificate | Rs. 0.00 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 0.00 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 27,40,000 |
| 5 | Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C) | Rs. 0.00 |

Yours Faithfully,

AKSHAY D. SHELAR

Akshay D Shelar Engineer

Guru Krupa Constructions Pimpri 411017