Er. Ram Ratnakar Anushthane
Consulting Civil Engineer
DCRE, BE (Civil)
(M) **8793822870**

Ref No.

Date : / /

DATE: 06/04/2025

FORM 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of new project for withdrawal of Money from designated account – Project Wise)

To

The Jeevan Krushnarao Zanzat&Sonal Jeevan Zanzat Both Partner Of Urja Infrastructure

Subject: Certificate of cost Incurred for development of KRUSHNAI HEIGHTS having MAHRERA Registration No – P50300046902 , being developed by Urja Infrastructure

Dear Sir,

1. I/We Ram Ratnakar Anusthane have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under MahaRERA being named as "KRUSHNAI HEIGHTS" (MAHARERA Registration No P50300046902), situated on PLOT NO 187: S NO 33 SAINAGAR AMRAVATI being developed by URJA INFRASTRUCTURE
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & 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 required for the entire work as calculated by **Vaibhav Vijayrao Band** 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 at/-(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 works, 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated as 26575400/- the amount of Estimated cost Incurred is calculated on the basis of input material / services used and unit cost of these items.
5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement or sale, of Project is estimated at Rs6199900/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, 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

(To be prepared separately for each building/wing of the real estate project)

Sr. No.	Particulars	Amount in
1	Total estimated cost of the building/wing/layout/plotted Development as on date of registration is	**23500000.00**
2	Cost incurred as on date of certificate	**21500400.00**
3	Work done in percentage (As percentage of estimated cost)	**90%**
4	Balance cost to be incurred (based on estimated cost)	**1999600.00**
5	Cost incurred on additional/extra item as on not included in the estimate	**1400000.00**

Table B

(To be prepared entire registered phase of the real estate project)

Sr. No.	Particulars	Amount in
1	Total estimated cost of the internal and external development works including amenities and facilities in the layout as on date of registration is	1500000.00
2	Cost incurred as on (based on the estimated cost)	1275000.00
3	Work done in percentage (as percentage of estimated cost)	85%
4	Balance cost to be incurred (based on estimated cost)	225000.00
5	Cost incurred on additional/extra item as on not included in the estimate (Table C)	2400000.00

Yours Faithfully,

Er. Ram R. Anusthane
Consulting Civil Engr.
Mob - 8793822870

Signature :
NAME : RAM RATNAKAR ANUSTHANE
Agreed and Accepted by

URJA INFRASTRUCTURE
PARTNER

Signature of Promoter Name: URJA INFRASTRUCTURE
Date;06/04/2025

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	Fire FIGHTING arrangement	2500400
2		