Annexure – B

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Bank Account)

Date: 31.12.2023

To,
M/S Utkarsh Builders & Developers,
Partnership Firm Through Partner
Shri. Hemant Y Gaikwad & Others,
Nashik Shiwar In Nashik.Nashik-422009.

Subject:
Certificate of Cost Incurred for Development of **"UTKARSH HEIGHTS"** for Construction being developed by **"M/S Utkarsh Builders & Developers,"** situated at **S.No.793/1+2/3/A+B, Plot No. 5+6** of Nashik Shivar. Demarcated by its boundaries
North: - 9 M Colony Road, **South:** - Plot No.11+12, **East** – S.N.791, **West:** - Plot No.7+8 of **NASHIK SHIWAR,** Taluka Nashik, District Nashik, admeasuring **687.30 Sqm** area being developed by **"M/S Utkarsh Builders & Developers,".**

Sir,
I / We **Er. HARSHAD K BHAMARE** have undertaken assignment of Certifying Estimated Cost for **"UTKARSH HEIGHTS "**having
Maha RERA Registration Number – **P51600053549** (Only applicable after Project Registration)
being Developed by **"M/S Utkarsh Builders & Developers,".**

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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

Shop No.12, Ameya Sankul A, Ramdas Colony, Near Abhyudaya Bank, Canada Corner, Nashik-422002
Email: -nabhanganengineers@gmail.com.

Harshad K. Bhamare
Chartered Engineer
Reg. No: AM157896-8

Scanned with OKEN Scanner

Er. Harshad k Bhamare 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 06,50,00,000/-** (Total of Table A and B). 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 **Nasik Municipal Corporation** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at **Rs. 01,02,37,500 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.

4. 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 **Nashik Municipal Corporation** (planning Authority) is estimated at **Rs 05,47,62,500/-** (Total of Table A and B.)

5. 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.

TABLE – A

Building: - **"UTKARSH HEIGHTS"**

[Building / Wing / Layout / Plotted Development bearing Number

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

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 06,42,17,000 /-
2.	Cost incurred as on date of Certificate	Rs. 01,02,37,500/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	15.94 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 05,39,39,500/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	07,83,000/-
2.	Cost incurred as on date of Certificate	00/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	00 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	07,83,000/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Yours faithfully,

HKBhamare

ER. HARSHAD BHAMARE

(License No.AM157896-3)

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (if applicable)

Agreed & Accepted by:

UTKARSH BUILDERS & DEVELOPERS NASHIK

Signature of Promoter

Name: M/S Utkarsh Builders & Developers

Date:

Note:

Scanned with OKEN Scanner

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

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

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.	Nil	-
2.	-	-

Scanned with OKEN Scanner

NABHANGAN ENGINEERS

BUILDING PLANNERS I GOVT APPROVED VALUERS
STRUCTURAL ENGINEERS I PROJECT MGMT.CONSULTANTS
MEP CONSULTANTS I CHARTERED ENGINEERS
RERA ENGINEERS

Annexure – B

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Bank Account)

Date: 31.03.2024

To,
M/S Utkarsh Builders & Developers,
Partnership Firm Through Partner
Shri. Hemant Y Gaikwad & Others,
Nashik Shiwar In Nashik.Nashik-422009.

Subject:
Certificate of Cost Incurred for Development of **"UTKARSH HEIGHTS"** for Construction being developed by **"M/S Utkarsh Builders & Developers,"** situated at **S.No.793/1+2/3/A+B, Plot No. 5+6** of Nashik Shivar. Demarcated by its boundaries
North: - 9 M Colony Road, **South:** - Plot No.11+12, **East** – S.N.791, **West:** - Plot No.7+8 of **NASHIK SHIWAR**, Taluka Nashik, District Nashik, admeasuring **687.30 Sqm** area being developed by **"M/S Utkarsh Builders & Developers,".**

Sir,
I / We **Er. HARSHAD K BHAMARE** have undertaken assignment of Certifying Estimated Cost for **"UTKARSH HEIGHTS "**having
Maha RERA Registration Number – **P51600053549** (Only applicable after Project Registration)
being Developed by **"M/S Utkarsh Builders & Developers,".**

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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

Shop No.12, Ameya Sankul A, Ramdas Colony, Near Abhyudaya Bank, Canada Corner, Nashik-422002
Email: -nabhanganengineers@gmail.com.

Harshad K Bhamare
Charte[illegible]ineer
Reg. No. A[illegible]96-3

Scanned with OKEN Scanner

Er. Harshad k Bhamare 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 06,50,00,000/-** (Total of Table A and B). 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 **Nasik Municipal Corporation** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at **Rs. 01,93,57,000 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.

4. 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 **Nashik Municipal Corporation** (planning Authority) is estimated at **Rs 04,56,43,000/-** (Total of Table A and B.)

5. 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.

TABLE – A

Building: - **"UTKARSH HEIGHTS"**

[Building / Wing / Layout / Plotted Development bearing Number

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

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 06,42,17,000 /-
2.	Cost incurred as on date of Certificate	Rs. 01,93,57,000/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	30.14 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 04,48,60,000/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	07,83,000/-
2.	Cost incurred as on date of Certificate	00/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	00 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	07,83,000/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Yours faithfully,

H.K.Bhamare

ER. HARSHAD BHAMARE

(License No.AM157896-3)

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (if applicable)

Agreed & Accepted by:

UTKARSH BUILDERS & DEVELOPERS NASHIK

Signature of Promoter

Name: M/S Utkarsh Builders & Developers

Date:

Note:

Scanned with OKEN Scanner

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

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

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.	Nil	-
2.	-	-

Scanned with OKEN Scanner

Annexure – B

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Bank Account)

Date: 30.06.2024

To,
M/S Utkarsh Builders & Developers,
Partnership Firm Through Partner
Shri. Hemant Y Gaikwad & Others,
Nashik Shiwar In Nashik.Nashik-422009.

Subject:

Certificate of Cost Incurred for Development of **"UTKARSH HEIGHTS"** for Construction being developed by **"M/S Utkarsh Builders & Developers,"** situated at **S.No.793/1+2/3/A+B, Plot No. 5+6** of Nashik Shivar. Demarcated by its boundaries
North: - 9 M Colony Road, **South: -** Plot No.11+12, **East –** S.N.791, **West:** - Plot No.7+8 of **NASHIK SHIWAR,** Taluka Nashik, District Nashik, admeasuring **687.30 Sqm** area being developed by **"M/S Utkarsh Builders & Developers,".**

Sir,

I / We **Er. HARSHAD K BHAMARE** have undertaken assignment of Certifying Estimated Cost for **"UTKARSH HEIGHTS "**having
Maha RERA Registration Number – **P51600053549** (Only applicable after Project Registration)
being Developed by **"M/S Utkarsh Builders & Developers,".**

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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

Shop No.12, Ameya Sankul A, Ramdas Colony, Near Abhyudaya Bank, Canada Corner, Nashik-422002
Email: -nabhanganengineers@gmail.com.

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

Er. Harshad k Bhamare 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 06,50,00,000/-** (Total of Table A and B). 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 **Nasik Municipal Corporation** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at **Rs. 03,74,07,500 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.

4. 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 **Nashik Municipal Corporation** (planning Authority) is estimated at **Rs 02,75,92,500/-** (Total of Table A and B.)

5. 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.

TABLE – A

Building: - **"UTKARSH HEIGHTS"**

[Building / Wing / Layout / Plotted Development bearing Number

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

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 06,42,17,000 /-
2.	Cost incurred as on date of Certificate	Rs. 03,74,07,500/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	58.25 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 02,68,09,500/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	07,83,000/-
2.	Cost incurred as on date of Certificate	00/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	00 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	07,83,000/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Yours faithfully,

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

ER. HARSHAD BHAMARE

(License No.AM157896-3)

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (if applicable)

Agreed & Accepted by:

Signature of Promoter

UTKARSH BUILDERS & DEVELOPERS NASHIK

Name: M/S Utkarsh Builders & Developers

Date:

Note:

Scanned with OKEN Scanner

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

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

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.	Nil	-
2.	-	-

Scanned with OKEN Scanner

Annexure – B

FORM – 2
[See Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Bank Account)

Date: 30.09.2024

M/S Utkarsh Builders & Developers,
Partnership Firm Through Partner
Shri. Hemant Y Gaikwad & Others,
Nashik Shiwar In Nashik.Nashik-422009.

Subject:
Certificate of Cost Incurred for Development of **"UTKARSH HEIGHTS"** for Construction being developed by **"M/S Utkarsh Builders & Developers,"** situated at **S.No.793/1+2/3/A+B, Plot No. 5+6** of Nashik Shivar. Demarcated by its boundaries
North: - 9 M Colony Road, **South:** - Plot No.11+12, **East** – S.N.791, **West:** - Plot No.7+8 of **NASHIK SHIWAR,** Taluka Nashik, District Nashik, admeasuring **687.30 Sqm** area being developed by **"M/S Utkarsh Builders & Developers,".**

Sir,
I / We **Er. HARSHAD K BHAMARE** have undertaken assignment of Certifying Estimated Cost for **"UTKARSH HEIGHTS "**having
Maha RERA Registration Number – **P51600053549** (Only applicable after Project Registration)
being Developed by **"M/S Utkarsh Builders & Developers,".**

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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

Shop No.12, Ameya Sankul A, Ramdas Colony, Near Abhyudaya Bank, Canada Corner, Nashik-422002
Email: -nabhanganengineers@gmail.com.

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

Er. Harshad k Bhamare 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 06,50,00,000/-** (Total of Table A and B). 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 **Nasik Municipal Corporation** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at **Rs. 04,19,96,500 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.

4. 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 **Nashik Municipal Corporation** (planning Authority) is estimated at **Rs 02,30,03,500/-** (Total of Table A and B.)

5. 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.

TABLE – A

Building: - **"UTKARSH HEIGHTS"**

[Building / Wing / Layout / Plotted Development bearing Number

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

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 06,42,17,000 /-
2.	Cost incurred as on date of Certificate	Rs. 04,19,96,500/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	65.40 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 02,22,20,500/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	07,83,000/-
2.	Cost incurred as on date of Certificate	00/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	00 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	07,83,000/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Yours faithfully,

HKBhamare

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

ER. HARSHAD BHAMARE

(License No.AM157896-3)

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (if applicable)

Agreed & Accepted by:

UTKARSH BUILDERS & DEVELOPERS NASHIK

Signature of Promoter

Name: M/S Utkarsh Builders & Developers

Date:

Note:

Scanned with OKEN Scanner

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

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

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.	Nil	-
2.	-	-

Scanned with OKEN Scanner

Annexure – B

FORM – 2
[See Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Bank Account)

Date: 31.12.2024

M/S Utkarsh Builders & Developers,
Partnership Firm Through Partner
Shri. Hemant Y Gaikwad & Others,
Nashik Shiwar In Nashik.Nashik-422009.

Subject:
Certificate of Cost Incurred for Development of **"UTKARSH HEIGHTS"** for Construction being developed by **"M/S Utkarsh Builders & Developers,"** situated at **S.No.793/1+2/3/A+B, Plot No. 5+6** of Nashik Shivar. Demarcated by its boundaries
North: - 9 M Colony Road, **South:** - Plot No.11+12, **East** – S.N.791, **West:** - Plot No.7+8 of **NASHIK SHIWAR**, Taluka Nashik, District Nashik, admeasuring **687.30 Sqm** area being developed by **"M/S Utkarsh Builders & Developers,".**

Sir,
I / We **Er. HARSHAD K BHAMARE** have undertaken assignment of Certifying Estimated Cost for **"UTKARSH HEIGHTS "**having
Maha RERA Registration Number – **P51600053549** (Only applicable after Project Registration)
being Developed by **"M/S Utkarsh Builders & Developers,".**

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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

Shop No.12, Ameya Sankul A, Ramdas Colony, Near Abhyudaya Bank, Canada Corner, Nashik-422002
Email: -nabhanganengineers@gmail.com.

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

Er. Harshad k Bhamare 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 06,50,00,000/-** (Total of Table A and B). 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 **Nasik Municipal Corporation** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at **Rs. 04,70,79,500 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.

4. 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 **Nashik Municipal Corporation** (planning Authority) is estimated at **Rs 01,79,20,500/-** (Total of Table A and B.)

5. 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.

TABLE – A

Building: - **"UTKARSH HEIGHTS"**

[Building / Wing / Layout / Plotted Development bearing Number

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

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 06,42,17,000 /-
2.	Cost incurred as on date of Certificate	Rs. 04,7079,500/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	73.31 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 01,71,37,500/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	07,83,000/-
2.	Cost incurred as on date of Certificate	00/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	00 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	07,83,000/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Yours faithfully,

HKBhamare

ER. HARSHAD BHAMARE

(License No.AM157896-3)

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (if applicable)

Agreed & Accepted by:

UTKARSH BUILDERS & DEVELOPERS NASHIK

Signature of Promoter

Name: M/S Utkarsh Builders & Developers

Date:

Note:

Scanned with OKEN Scanner

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

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

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.	Nil	-
2.	-	-

Scanned with OKEN Scanner

Annexure – B

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Bank Account)

Date: 31.03.2025

M/S Utkarsh Builders & Developers,
Partnership Firm Through Partner
Shri. Hemant Y Gaikwad & Others,
Nashik Shiwar In Nashik.Nashik-422009.

Subject:

Certificate of Cost Incurred for Development of **"UTKARSH HEIGHTS"** for Construction being developed by **"M/S Utkarsh Builders & Developers,"** situated at **S.No.793/1+2/3/A+B, Plot No. 5+6** of Nashik Shivar. Demarcated by its boundaries **North:** - 9 M Colony Road, **South: -** Plot No.11+12, **East** – S.N.791, **West:** - Plot No.7+8 of **NASHIK SHIWAR**, Taluka Nashik, District Nashik, admeasuring **687.30 Sqm** area being developed by **"M/S Utkarsh Builders & Developers,".**

Sir,

I / We **Er. HARSHAD K BHAMARE** have undertaken assignment of Certifying Estimated Cost for **"UTKARSH HEIGHTS "**having Maha RERA Registration Number – **P51600053549** (Only applicable after Project Registration) being Developed by **"M/S Utkarsh Builders & Developers,".**

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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

Shop No.12, Ameya Sankul A, Ramdas Colony, Near Abhyudaya Bank, Canada Corner, Nashik-422002
Email: -nabhanganengineers@gmail.com.

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

Er. Harshad k Bhamare 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 06,50,00,000/-** (Total of Table A and B). 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 **Nasik Municipal Corporation** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at **Rs. 06,18,47,500 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.

4. 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 **Nashik Municipal Corporation** (planning Authority) is estimated at **Rs 31,52,500/-** (Total of Table A and B.)

5. 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.

TABLE – A

Building: - **"UTKARSH HEIGHTS"**

[Building / Wing / Layout / Plotted Development bearing Number

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

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 06,42,17,000 /-
2.	Cost incurred as on date of Certificate	Rs. 06,18,47,500/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	96.31 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 23,69,500/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	07,83,000/-
2.	Cost incurred as on date of Certificate	00/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	00 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	07,83,000/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Yours faithfully,

Harshad K. Bhamare
tered Engineer
No. AM157896-3

ER. HARSHAD BHAMARE

(License No.AM157896-3)

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (if applicable)

Agreed & Accepted by:

UTKARSH BUILDERS & DEVELOPERS NASHIK

Signature of Promoter

Name: M/S Utkarsh Builders & Developers

Date:

Note:

Scanned with OKEN Scanner

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

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

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.	Nil	-
2.	-	-

Scanned with OKEN Scanner

NABHANGAN ENGINEERS

BUILDING PLANNERS I GOVT APPROVED VALUERS
STRUCTURAL ENGINEERS I PROJECT MGMT.CONSULTANTS
MEP CONSULTANTS I CHARTERED ENGINEERS
RERA ENGINEERS

Annexure – B

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Bank Account)

Date: 24.04.2025

M/S Utkarsh Builders & Developers,
Partnership Firm Through Partner
Shri. Hemant Y Gaikwad & Others,
Nashik Shiwar In Nashik.Nashik-422009.

Subject:

Certificate of Cost Incurred for Development of **"UTKARSH HEIGHTS"** for Construction being developed by **"M/S Utkarsh Builders & Developers,"** situated at **S.No.793/1+2/3/A+B, Plot No. 5+6** of Nashik Shivar. Demarcated by its boundaries
North: - 9 M Colony Road, **South:** - Plot No.11+12, **East** – S.N.791, **West:** - Plot No.7+8 of **NASHIK SHIWAR**, Taluka Nashik, District Nashik, admeasuring **687.30 Sqm** area being developed by **"M/S Utkarsh Builders & Developers,".**

Sir,

I / We **Er. HARSHAD K BHAMARE** have undertaken assignment of Certifying Estimated Cost for **"UTKARSH HEIGHTS "**having
Maha RERA Registration Number – **P51600053549** (Only applicable after Project Registration)
being Developed by **"M/S Utkarsh Builders & Developers,".**

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, 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

Shop No.12, Ameya Sankul A, Ramdas Colony, Near Abhyudaya Bank, Canada Corner, Nashik-422002
Email: -nabhanganengineers@gmail.com.

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

Er. Harshad k Bhamare 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 06,50,00,000/-** (Total of Table A and B). 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 **Nasik Municipal Corporation** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at **Rs. 06,50,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.

4. 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 **Nashik Municipal Corporation** (planning Authority) is estimated at **Rs 00/-** (Total of Table A and B.)

5. 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.

TABLE – A

Building: - **"UTKARSH HEIGHTS"**

[Building / Wing / Layout / Plotted Development bearing Number

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

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 06,42,17,000 /-
2.	Cost incurred as on date of Certificate	Rs. 06,42,17,000 /-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	100 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs. 00/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

Scanned with OKEN Scanner

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	07,83,000/-
2.	Cost incurred as on date of Certificate	07,83,000/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	00 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	00/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Yours faithfully,

H K Bhamare

Harshad K. Bhamare
Chartered Engineer
Reg. No. AM157896-3

ER. HARSHAD BHAMARE

(License No.AM157896-3)

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (if applicable)

Agreed & Accepted by:

Signature of Promoter

UTKARSH BUILDERS & DEVELOPERS NASHIK

Name: M/S Utkarsh Builders & Developers

Date:

Note:

Scanned with OKEN Scanner

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

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

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.	Nil	-
2.	-	-

Scanned with OKEN Scanner