Form -2 (see Regulation 3)

ENGINEER'S CERTIFICATE

Date: 31.03.2024

To
M/s Majestique Associates,
City View 9th Floor,
Gultekdi, Pune. -411037

Subject: Certificate of Cost Incurred for Development of **"Majestique Nest"** for **01 No.** of Building(s) / Wing (s) **E** of the Project having MahaRERA Registration Number **P52100034017** (Only applicable after project registration) being developed by **M/s Majestique Associates.**

Sir,

1. I/We Umesh Raghuvanshi have undertaken assignment of certifying Estimated Cost for **"Majestique Nest"** for **01 No.** of Building(s) / Wing (s) **E** of the Project having MahaRERA Registration Number- **P52100034017** (Only applicable after project registration) being developed by **M/s Majestique Associates.**

2. We have estimated the cost of the Civil, MEP and Allied works, required for completion of the apartment and proportionate completion of internal and external work 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 Umesh Raghuvanshi 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 aforesaid project under reference as Rs. **23,14,22,000.00** (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 and 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 **PMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented

4. The Estimated Cost Incurred till date is calculated at **Rs 7,71,89,626.00** (Total of Table A and 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 completion of the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale, of the project is estimated at Rs **15,42,32,374.00** (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 and external works, as per specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of the certificate is as given A and B below: -

TABLE-A

Building/Wing/Layout/Plotted Development bearing Number **S. no. 152/4+5B+9B/1** or called **Majestique Nest (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

Building / Wing bearing Number 'E'

Sr. No.	Particulars		Amounts
1.	Total Estimated cost of the Building/Wing/Layout/Plotted Development as on date of Registration is		20,07,79,800.00
2.	Cost incurred as on date of certificate		7,71,89,626.00
3.	Work done in percentage (as Percentage of the estimated cost)		38.44
4.	Balance Cost to be Incurred (Based on Estimated Cost)		12,35,90,174.00
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)		-

TABLE-B

(Internal and External Development work in Respect of the Registered Phase)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of Internal and External Development Works including amenities and Facilities in the layout as on date of Registration. is	3,06,42,200.00
2.	Cost incurred as on date of certificate	00
3.	Work done in percentage (as Percentage of the estimated cost)	00
4.	Balance Cost to be Incurred (Based on Estimated Cost)	3,06,42,200.00
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	-

Yours Faithfully,
MR UMESH RAGHUVANSHI





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

महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर २२, २०२१/पौष १, शके १९४३

Local Authority license no._____ (If applicable)

Local Authority and Accepted by:



Signature of Promoters
Name-Sanjay Mehta
Date-31.03.2024

Note: -

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale

2. (*) Quantity survey can be done by office of Engineer or can be done by a Quantity Surveyor, whose certificate calculated can be relied upon by 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 be mentioned at the place marked (*)

3. (**) Balance cost to be incurred (4) may vary from difference between Total estimated cost (1) and Actual cost incurred (2) due to deviation in quantity required/escalation of 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/ qualification. 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	Amounts
1.	Nil	00
2.	Nil	00