DATTATRYA KAPRE
BE CIVIL

FORM-2
ENGINEER'S CERTIFICATE

Date: 12-04-2024

To

Mantra Kingdom PVT LTD.
T4-T5, Metro pole Building,
Bund Garden Road, Camp,
Pune-411001

Subject: Certificate of Cost Incurred for Development of **Mantra Monarch** for Construction of **A1, A2** building(s) & Development of the 1st Phase
Maha RERA Registration Number P52100023453
Being developed by Mantra Kingdom PVT LTD.

Sir,

1. I Mr. Dattatrya kapre have undertaken assignment of certifying Estimated Cost for Mantra Monarch having Maha RERA Number P52100023453 Being developed by Mantra kingdom PVT LTD.

2. We have estimated the cost of the 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 drawing/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 Mr. Vishal Ugale Quantity Surveyor appointed by Developer/Engineer. The assumption of the cost of material, labor 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_**42,93,93,958.00** (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 apartment's and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate I completion certificate for the Building(s) / Wing(s), Layout/ Plotted Development from the PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **36,46,78,078.00** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of material / service used and unit cost of these item amount.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Apartment(s) and proportionate completion of internal and external works, as per specification mentioned of sale, of The project is estimated at Rs **6,47,15,880.00** (Total of Table A and B).

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6. I certify that the Cost of the Civil, MEP and allied work for the Apartment(s) and proportionate completion of internal and external works, as per specification mentioned of sale, of the foresaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building–A1

Plot bearing S.NO. 31/1A PART 31/2 PART at Balewadi Taluka Haveli District Pune. to the NORTH S. NO. 30, to the EAST ADJ. PLOT S. NO. 31 By 3 Part , to the SOUTH ADJ. 30 MTR. Wide DP Road, to the WEST S. NO. 29 By 4 PART at Balewadi Taluka Haveli District Pune admeasuring 4812.40 Sqm. being developed by Mantra Kingdom.

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 12-02-2020 date of Registration is	Rs. 18,47,96,640 /-
2	Cost incurred as on 12-04-2024 (Based on the estimated cost)	Rs. 17,96,50,844 /-
3	Work done in Percentage (As Percentage of the estimated cost)	97 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 51,45,796 /-
5	Cost Incurred on Additional /Extra Items as on 12-02-2020 not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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Building–A2
Plot bearing S.NO. 31/1A PART 31/2 PART at Balewadi Taluka Haveli District Pune. to the NORTH S. NO. 30, to the EAST ADJ. PLOT S. NO. 31 By 3 Part , to the SOUTH ADJ. 30 MTR. Wide DP Road, to the WEST S. NO. 29 By 4 PART at Balewadi Taluka Haveli District Pune admeasuring 4812.40 Sqm. being developed by Mantra Kingdom.

Sr. No	Particulars	Amounts
2.	Total Estimated cost of the building/wing as on 12-02-2020 date of Registration is	Rs. 16,30,99,440 /-
6	Cost incurred as on 12-04-2024 (Based on the estimated cost)	Rs. 16,04,81,306 /-
7	Work done in Percentage (As Percentage of the estimated cost)	98 %
8	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 26,18,134 /-
9	Cost Incurred on Additional /Extra Items as on 12-02-2020 not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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TABLE B

Building: - Development Works

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 12-02-2020 Date of Registration is	Rs. 8,14,97,878 /-
2.	Cost incurred as on 12-04-2024 (Based on the estimated cost)	Rs. 2,45,45,928 /-
3.	Work done in Percentage (As Percentage of the estimated cost)	26 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,04,60,698 /-
5.	Cost Incurred on Additional /Extra Items as on 12-02-2020 not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Yours Faithfully,

DATTATRAY M KAPARE

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 no. (If applicable)

Agreed and Accepted by:

Mantra Kingdom Private Limited

Signature of Promoter

Name: Sumit Bansal

Date: 12/4/24

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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 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. (**) 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.

5. All components of work with specifications are indicative and not exhaustive.

6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE C

List of Extra/Additional/Deleted Items considered

Sr. No	List of Extra/Additional/Deleted Items	Amounts
1.		
2.		
3.		