

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 Account — Project Wise)

Date :- 23/01/2023

To,
The A. K. SURANA DEVELOPERS,

Off no. 138, Patil Plaza, Near Sarasbaug, Mitramandal Chowk, Parvati , Pune – 411009

Subject : Certificate of Cost Incurred for Development of Arbor Vista having MahaRERA Registration Number (Only Applicable after project Registration) being developed by A. K. SURANA DEVELOPERS

Sir.

I, Shubham Surana have undertaken assignment of certifying Estimated Cost for Arbor Vista having MahaRERA Registration Number (Only Applicable after project Registration) being developed by A. K. SURANA DEVELOPERS

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 I Consultants. The Schedule of items and quantity required for the entire work as calculated by Mr. Shubham Surana 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 aforesaid project under reference at Rs.48,20,00,000 /- (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 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.40,00,000 /- (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 completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **47,80,00,000/-** (Total of Table A and 13).

6. I certify that the Cost of the Civil, MEP and allied work to 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 13 below:

TABLE A

Building called **ARBOR VISTA**

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

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	46,70,00,000/-
2.	Cost incurred as on date of certificate	40,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0.8%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	46,30,00,000/-
5.	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table —C)	NIL

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	1,50,00,000/-
2.	Cost incurred as on date of certificate	0
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be (Based on Estimated Cost)	1,50,00,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	NIL

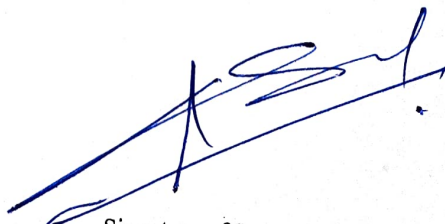
Yours Faithfully,

Agreed and Accepted By :




Shubham Surana
Signature & Name with Stamp of Engineer

Local Authority license no. **REG/PMC/STE/3301/21**



Signature of Promoter
Name : Atul K. Surana

Date: 23/01/2023