

Annexure B

FORM-2

(See Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and of withdrawal of Money from designated Account - Project Wise)

Date 10/04/2023

To,
KOLTE- PATIL Integrated Townships Limited
Survey no.74, Marunji, Hinjewadi- Marunji-Kasarsai Road
Taluka Mulshi
Pune-411057

Subject: Subject : Certificate of Cost Incurred for Development of LIFE REPUBLIC AROS SECTOR R13- Building A,B,C,D & Shop having MahaRERA Registration Number Yet to receive being developed by KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED.

Sir,

I/we Mr.Sanjay suryawanshi have undertaken assignment of certifying Estimated Cost for Life Republic/Sector R 13 Building A,B,C,D & Shop having MahaRERA number (MahaRERA Registration Number - Yet to Register) situated on the Plot bearing AT S. NOS. 26/5 (PART) 26/6 (PART), S.No. 69/1(PART), 69/2/1(PART), 69/2/2(PART), 69/2/3(PART), 69/2/4(PART), 69/2/5(PART), 69/2/6(PART), 69/2/7(PART), 69/2/8(PART) of Division Pune, Village Nere Taluka- Mulashi District - Pune Pin- 411057 admeasuring 9203.59 Sq.mts. Area being developed by KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED.

2 We have estimated the cost of Civil, MEP and Allied works required for completion of the appartments 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 and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Sharad Bodkhe, 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.3,33,34,98,152/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the appartments and proportionate completion of internal & external works, as per the specifications mentioned in agreement to sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Pune Metropolitan Regional Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date is calculated at Rs.14,49,37,470/- (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 the these items.

5 The Balance cost of Completion of the Civil, MEP and Allied works for completion of the appartments and proportionate completion of internal & external work, as per specifications mentioned in agreement to sale of the project is estimated at Rs.318,85,60,682/- (Total of Table A and B)

6 I certify that the Cost of the Civil, MEP and allled work for the appartments and proportionate internal & external work, as per specifications mentioned in agreement to sale, of the aforesaid project as completed onthe 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)

Building /Wing bearing Number _____ or called Building A

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on 31-03-2023 date of Registration is	Rs.	55,03,16,011
2	Cost Incurred as on 31-03-2023 (based on the Estimated cost)	Rs.	3,50,93,148
3	Work done in Percentage (as Percentage of the estimated cost)		6%

1
sup

4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	51,52,22,863
5	Cost Incurred on Additional /Extra Items as on not included In the Estimated Cost (Annexure A)	Rs.	

(To be prepared separately for each Building /Wing of the Real Estate Project)
Building /Wing bearing Number _____ or called **Building B**

S.No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 31-03-2023 date of Registration is	Rs. 55,03,16,011
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	Rs. 3,46,73,478
3	Work done In Percentage (as Percentage of the estimated cost)	6%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 51,56,42,533
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.

(To be prepared separately for each Building /Wing of the Real Estate Project)
Building /Wing bearing Number _____ or called **Building C**

S.No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 31-03-2023 date of Registration is	Rs. 55,03,16,011
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	Rs. 3,49,23,024
3	Work done In Percentage (as Percentage of the estimated cost)	6%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 51,53,92,986
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.

(To be prepared separately for each Building /Wing of the Real Estate Project)
Building /Wing bearing Number _____ or called **Building D**

S.No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 31-03-2023 date of Registration is	Rs. 55,03,16,011
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	Rs. 3,70,71,243
3	Work done in Percentage (as Percentage of the estimated cost)	7%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 51,32,44,768
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.

1
sw

(To be prepared separately for each Building /Wing of the Real Estate Project)
Building /Wing bearing Number _____ or called SHOP

S.No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 31-03-2023 date of Registration is	Rs. 7,57,14,378
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	Rs. 31,76,576
3	Work done in Percentage (as Percentage of the estimated cost)	4%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,25,37,802
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31-03-2023 date of Registration is	Rs. 1,05,65,19,730
2	Cost incurred as on 31-03-2023 (based on the Estimated cost).	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1,05,65,19,730
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs.

Agreed & accepted by

Signature of the promoter
Vinayak Jogdeo
Date : 18.01.2022

Yours Faithfully,

Signature of Engineer.
(License No. - NA)

Note:

- The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
- (*) 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 (*).
- 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/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.
- All comments of work with specifications are indicative and not exhaustive.
- Please specify if there are any deviations / qualifications Example: Any deviation in input material used from specification in agreement of sale.

Table C

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Nil