

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:- 10-01-2023

To,

The Sukhwani Chawla Developers , Pimpri Pune (Name & Address of Promoter)

Subject: Certificate of Cost Incurred for Development of **Sukhwani Skylines** , Wakad having MahaRERA Registration Number **P52100021183** (Only applicable after Project Registration) being Developed by [**Sukhwani Chawla Developers**]

Sir,

1. I/We **Mr. Rahul D. Agarkar** have undertaken assignment of Certifying Estimated Cost for **Sukhwani Skylines** having MahaRERA Registration Number **P52100021183** (Only applicable after Project Registration) being Developed by [**Sukhwani Chawla Developers**].
2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by Mr. **Rahul Agarkar** Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the 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 mentioned under reference at **Rs.2994141325** (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the _____ being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.
4. The Estimated Cost incurred till date is calculates to Rs. **1677013981.00**(Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.
5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per

specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at Rs.1317127344.00 (Total of Table A & B).

6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE - A

Building / Wing / Layout / Plotted Development bearing Number _____ or called, **A, B, C, D, E, F, G, H & I** (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 2994141325.00
2.	Cost incurred as on date of Certificate	Rs-1677013981.00
3.	Work Done in Percentage (as Percentage of Estimated Cost)	56 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	44 %
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

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	Rs - 2994141325.00
2.	Cost incurred as on date of Certificate	Rs - 1677013981.00
3.	Work Done in Percentage (as Percentage of Estimated Cost)	56%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	44%
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

Yours faithfully,
RAHUL AGARKAR



Local Authority License Number (if applicable)



Agreed & Accepted by:

Signature of Promoter

Name: BASANT SUKHWANI

Date:

Note:

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.		
2.		



Annexure C

FORM - 2A

(See MahaRERA Order No. 5 of 2018)
ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE
(Site Supervisor's Certificate)
(To be submitted at the end of Financial Year)

Date: 10/01/23

To,
The Sukhwani Chawla Developers, Pimpri Pune.

QUALITY ASSURANCE CERTIFICATE

(Certificate No. _____ for the Year Ending _____)

Subject:- Certificate for quality materials used and quality of Construction & workmanship for the work of
Sukhwani Skylines having **P52100021183** registration Number **Sukhwani Chawla**
Developers being developed by

Sir,

I / We **Mr. Rahul Agarkar** have undertaken an assignment of supervision of this Real Estate Project.

OUR RESPONSIBILITY

I / We are responsible for carrying out the work in accordance with that with development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in authorised laboratory and to ensure quality of work & workmanship as per prescribed specifications, & as per NBC and/or other relevant code of practice.

[1] INPUT MATERIALS, FIXTURES & FITTINGS

I / We hereby certify that all Construction material, Fixtures and Fittings with regard to the flooring, Electrical, Sanitary Fittings, etc and amenities to be provided by the Promoter in the said project, building and the Apartment as are as per specifications mentioned in Annexure 'E', of Agreement to Sale.

For those items, where no specification have been mentioned in Agreement of Sale, the Materials, Fixtures and Fittings used conform to the relevant BIS Standard / IS / National Building Codes or as per Industry Standards.

[2] WORKMANSHIP

I / We hereby certify that the work has been carried out under our supervision. We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviation as per relevant code of practice.

[3] STRUCTURAL ENGINEER



Promoters have engaged structural engineer Mr. G.A. Bhilare having License No __425 having Office No _____, Cell No _____.

The structural design of buildings in this Project has been done under his supervision. The formwork and concrete mix design has been done as per IS 10262:2009 or as per other relevant codes as applicable. His periodic checks and certificates for STABILITY and SAFETY have been kept on record.

[5] PRESERVATION OF RECORDS

Record of all test results of this Project have been properly kept in the prescribed format and will be preserved at least up to the Defect Liability Period or for the period as required by any other provision of Law.

Please specify deviation in quality of materials or any other item of work which were not conforming to the specifications as mentioned in Agreement of Sale.

Yours faithfully,



Signature of Engineer

Name: Rahul Agarkar

Qualification: - Diploma Civil Engineering

Mobile No: _8668695025_

Place: PUNE _____

Agreed & Accepted by:

Signature of Promoter
Name: Basant SUKhwani
Date:

