

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 : 31/03/2023

To,

Chaitanya Realty

Office at 602, Ruchi Apartments,
Pulachiwadi, Deccan Gymkhana,
Pune - 411004.

Subject :- Certificate of Cost Incurred for Development of “ARC VISTA PHASE 2” having MahaRERA Registration Number **P52100016473** being developed by Chaitanya Realty.

Sir,

1. I/ We **Manjiri Desai** have undertaken assignment of certifying Estimated Cost “ARC VISTA PHASE 2” having Maha RERA Registration Number **P52100016473** being developed by **Chaitanya Realty**.
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 calculation are based on the drawings/plans made available to us the project under reference by the Developer/Consultants. The Schedule of items and quantity required for entire work as calculated by **Manjiri Desai** quantity Surveyor*appointed by Developers/Engineer. 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 reference at Rs. 12,00,00,000.00 (total of Table A and B) at the time of Registration. The estimated 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 specification 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 calculated at Rs. 9,29,97,097.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material/services used unit cost of these items.
5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the Project is estimated at Rs.2,70,02,903.00 (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 & 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 B below.

TABLE A

Building/Wing/Layout/Plotted Development bearing Number _____ or called “ARC VISTA PHASE 2”
(to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr.No.	Particulars	Amount
1	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	12,00,00,000.00
2	Cost incurred as on date of certificate	9,29,97,097.00
3	Work done in Percentage(as percentage of the estimated cost)	77.49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,70,02,903.00

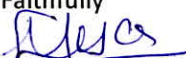
5	Cost Incured on Additional/Extra Items not included in the Estimated Cost (Table-C)	
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TABLE B

Internal & External Development Works in respect of the said Registration Phase

Sr.No.	Particulars	Amount
1	Total Estimated Cost of the Intrnal & External Development Works including amenities and Facilities in the layout as on date of Registration is	0.00
2	Cost incurred as on date of certificate	
3	Work done in Percentage(as percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incured on Additional/Extra Items not included in the Estimated Cost (Table-C)	

Yours Faithfully



MANJIRI DESAI

Signature & Name [BLOCK LETTER] with stamp of engineer

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

Local Authority License No. _____

Agreed and Accepted By:

Signature of Authorised Signatory

Date:

Note:

1. The Scope of work is to complete Registration Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
2. (*)Quantity survey can be done by office of Enginner 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 Developers, the name has to mentioned at the place marked () and in case quantity are being calculation by office of Engineer the anme of the person in the office engineer who is responsiable for the quanity 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/qualifications Example Any deviations ininput 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 Table Cost)

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