

**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)

To

Date: 01/04/2022

The,

M/S. SPACEMINT REALTY LLP

CTS NO. 250, S.No. 258/1/1 Khese Park,

Lohegaon, Pune – 411047

**Subject:** Certificate of Cost Incurred for Development of EASTERLIA having MahaRERA Registration

Number **P52100025118** (only applicable after project registration) being developed by SPACEMINT REALTY LLP

Sir,

I/ We Suhas B. Alhat have undertaken assignment of certifying Estimated Cost for the EASTERLIA having MahaRERA Registration Number **P52100025118** (only applicable after project registration) being developed by SPACEMINT REALTY LLP

2. We have estimated the cost of Civil, MEP and Allied works, of the apartments & 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 Consultant and the Schedule of items and quantity for the entire work as calculated by **Keystone quantity Surveyor\*** appointed by Developer/ Engineer, and 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 analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 35,86,04,756.00**. (Total Table A & B) at the time of registration The estimated Total Cost of project is with reference to the Civil, MEP, and allied works required to be completion of for the apartments & proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale & for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Pune 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. 26,64,83,712.00**. (Total Table A & B) The amount of Estimated Cost Incurred is calculated on the base of input materials /services used & unit cost of these items .

5. The Balance cost of Completion of the Civil, MEP and Allied works of the completion of the apartments & proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale of the Project estimated at **Rs. 9,21,21,044.00**

(Total Table A & B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments & proportionate completion of internal & external works of the project 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 \_\_\_\_\_

**A1, A2, A3, A4, A5, A6, A7, A14 & A15 WINGS**

(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 | WING A1 - RS. 2,99,41,254.00<br>WING A2 - RS. 2,99,41,254.00<br>WING A3 - RS. 2,99,41,254.00<br>WING A4 - RS. 3,10,36,183.00<br>WING A5 - RS. 3,10,36,183.00<br>WING A6 - RS. 2,99,41,254.00<br>WING A7 - RS. 2,99,41,254.00<br>WING A14 - RS. 2,47,49,477.00<br>WING A15 - RS. 2,47,49,477.00 |
| 2.      | Cost incurred as on date of certificate                                                               | Rs. 24,46,56,080.00 /-                                                                                                                                                                                                                                                                         |
| 3.      | Work done in Percentage (as Percentage of the estimated cost)                                         | 94 %                                                                                                                                                                                                                                                                                           |
| 4.      | Balance Cost to be incurred** (Based on Estimated cost)                                               | Rs. 1,66,21,510.00 /-                                                                                                                                                                                                                                                                          |
| 5.      | Cost incurred on Additional/Extra Items not included in the Estimated cost (Table —C)                 | Rs. 0.00 /-                                                                                                                                                                                                                                                                                    |

**TABLE B**  
Internal & External Development Works in Respect of the Registered Phase

| Sr. No. | Particulars                                                                                                                                   | Amount (In Rs.)       |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1.      | Total Estimated cost or the Internal and External Development Works including amenities & facilities in the layout as on date of Registration | Rs. 9,73,27,163/-     |
| 2.      | Cost incurred as on date of certificate                                                                                                       | Rs. 2,18,27,632/-     |
| 3.      | Work done in Percentage (as Percentage of the estimated)                                                                                      | 23 %                  |
| 4.      | Balance Cost to be incurred** (Based on Estimated cost)                                                                                       | Rs. 7,54,99,531.00 /- |
| 5.      | Cost incurred on Additional/Extra Items not included in the Estimated cost (Table —C)                                                         | Rs. 0.00 /-           |

Yours Faithfully




Signature & Name (IN BLOCK LETTERS ) with stamp of Engineer

Local Authority license no. REG/PMC/STE/3176/17.) (If Applicable )

Agreed and Accepted by :

  
Signature of Promoter

Name : Prayank Shrivastava

Date : 01/04/2022





**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 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 exclusive.
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 in  
Cost (which were not part of the original Estimate of Total  
Cost)

| Sr. No. | List of Extra/Additional / Deleted Items | Amount (In Rs.) |
|---------|------------------------------------------|-----------------|
| 1.      |                                          |                 |
| 2.      |                                          |                 |