

**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: 31.12.23

To,

**Puranik Builders Pvt. Ltd.**

**Puraniks One, Kanchan Pushp,**

**Kavesar, Ghodbunder Road,**

**Thane (W) 400615,**

Subject: Certificate of Cost Incurred for Development of 18 No. of Building(s) – **Building 2 Villa nos. 5 to 8; Building 3 Villa nos. 9 & 10; Building 4 Villa nos. 11 to 14; Building 5 Villa nos. 15 to 18; Building 6 Villa nos. 19 to 21; Building 7 Villa nos. 22 & 23; Building 19 Villa nos. 64 to 67; Building 20 Villa nos. 68 to 71; Building 23 Villa nos. 80 to 83; Building 24 Villa nos. 84 to 87; Building 28 Villa nos. 98 to 101; Building 29 Villa nos. 102 to 105; Building 30 Villa nos. 106 to 109; Building 31 Villa nos. 110 to 113; Building 33 Villa nos. 118 to 121; Building 34 Villa nos. 122 to 125; Building 38 Villa nos. 136 to 139; Building 39 Villa nos. 140 to 143; of the Project Sayama Phase 4** having MahaRERA Registration Number **P52100005004** being developed by **Puranik Builders Ltd.**

Sir,

I/We Mr Pranil Deshpande have undertaken assignment of certifying Estimated Cost for **Sayama Phase 4** having MahaRERA Registration Number **P52100005004** being developed by **Puranik Builders Ltd.**

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/Consultants. The Schedule of items and quantity required for the entire work as calculated by Mr Santosh Kalane Quantity Surveyor\* appointed by Developer/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 under reference at Rs. **54,38,43,662** /- (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 of the project 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 LMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **18,48,81,554** /- (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 aforesaid Project is estimated at Rs. **35,89,62,108/-** (Total of Table A and B).

6. I certify that 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 CL-2 (Villa 5,6,7,8) (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	Rs. 2,99,08,623 /-
2.	Cost incurred as on date of certificate	Rs. 0.0 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs 2,99,08,623 /-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-3 (Villa 9,10) (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	Rs. 1,49,54,311/-
2.	Cost incurred as on date of certificate	Rs. 53,83,552/-
3.	Work done in Percentage (as Percentage of the estimated cost)	36 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 95,70,759/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-4(Villa 11,12,13,14) (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	Rs. 2,99,08,623 /-
2.	Cost incurred as on date of certificate	Rs. 0.0 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 2,99,08,623 /-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-5 (Villa 15,16,17,18) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,99,08,623 /-
2.	Cost incurred as on date of certificate	Rs. 26,79,314 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	9 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 2,72,29,309 /-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-6(Villa 19,20,21) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,24,31,467 /-
2.	Cost incurred as on date of certificate	Rs 21,02,950/-
3.	Work done in Percentage (as Percentage of the estimated cost)	9 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 2,03,28,517 /-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-7 (Villa 22,23) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 1,49,54,311/-
2.	Cost incurred as on date of certificate	Rs. 1,49,54,311/-
3.	Work done in Percentage (as Percentage of the estimated cost)	100 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 0.0 /-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL- 19 (villa 64,65,66,67) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,39,58,691 /-
2.	Cost incurred as on date of certificate	Rs 26,45,439/-
3.	Work done in Percentage (as Percentage of the estimated cost)	11 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs.2,13,13,252/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 %

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-20 (Villa 68,69,70,71) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs.2,39,58,691/-
2.	Cost incurred as on date of certificate	Rs. 23,45,955/-
3.	Work done in Percentage (as Percentage of the estimated cost)	10 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 2,16,12,736/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL- 23(Villa 80,81,82,83) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,39,58,691/-
2.	Cost incurred as on date of certificate	Rs 30,94,664/-
3.	Work done in Percentage (as Percentage of the estimated cost)	13 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 2,08,64,027/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-24 (Villa 84,85,86,87) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs.2,39,58,691/-
2.	Cost incurred as on date of certificate	Rs. 11,97,935/-
3.	Work done in Percentage (as Percentage of the estimated cost)	5 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs.2,27,60,756/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-28 (Villa 98,99,100,101) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs.2,39,58,691/-
2.	Cost incurred as on date of certificate	Rs 28,95,008/-
3.	Work done in Percentage (as Percentage of the estimated cost)	12 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 2,10,63,683/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-29 (Villa 102,103,104,105) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,39,58,691/-
2.	Cost incurred as on date of certificate	Rs. 15,97,246/-
3.	Work done in Percentage (as Percentage of the estimated cost)	7 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 2,23,61,445/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-30 (Villa 106,107,108,109) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,39,58,691/-
2.	Cost incurred as on date of certificate	Rs 50,31,325/-
3.	Work done in Percentage (as Percentage of the estimated cost)	21 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 1,89,27,366/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-31 (Villa 110,111,112,113) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,39,58,691/-
2.	Cost incurred as on date of certificate	Rs. 2,23,11,531/-
3.	Work done in Percentage (as Percentage of the estimated cost)	93 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 16,47,160/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-33(Villa 118,119,120,121) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,69,33,657 /-
2.	Cost incurred as on date of certificate	Rs 24,12,807/-
3.	Work done in Percentage (as Percentage of the estimated cost)	9 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 2,45,20,850 /-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-34 (Villa 122,123,124,125) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,69,33,657 /-
2.	Cost incurred as on date of certificate	Rs. 18,51,689/-
3.	Work done in Percentage (as Percentage of the estimated cost)	7 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 2,50,81,968 /-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-38(Villa 136,137,138,139) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,99,08,623 /-
2.	Cost incurred as on date of certificate	Rs 1,91,41,519/-
3.	Work done in Percentage (as Percentage of the estimated cost)	64 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 1,07,67,104/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE A**

**Building/Wing/Layout/Plotted Development bearing Number CL-39 (Villa 140,141,142,143) (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 2,99,08,623/-
2.	Cost incurred as on date of certificate	Rs. 2,18,33,295/-
3.	Work done in Percentage (as Percentage of the estimated cost)	73 %
b	Balance Cost to be incurred** (Based on Estimated Cost)	Rs. 80,75,328/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

**TABLE B**

**Internal and 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	Rs. 9,64,23,616/-
2.	Cost incurred as on date of certificate	Rs. 7,55,41,085/-
3.	Work done in Percentage (as Percentage of the estimated cost)	78 %
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 2,08,82,531/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.0 /-

Yours Faithfully,



**PRANIL DESHPANDE**

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

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

Local Authority license no. \_\_\_\_\_ (If applicable)

Agreed and Accepted by:



Signature of Promoter

Name: Mr. Nilesh Puranik

Date: 31.12.23

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 the 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 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.



5. All components of work with specifications are indicative and not exhaustive.

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)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs.)</b>
1.		
2.		