

Annexure –B
FORM-2
See Regulation 3
ENGINEER'S CERTIFICATE

(To be submitted at the time of registration of ongoing project & for withdrawal of money from Designated account Project wise)

Date: 14/03/2023

To,
WAKADKAR PATIL ASSOCATES LLP (Promoter)
Partner - Mr Shyam H Wakadkar
S.No 161/2 Wakad Gavthan, Near Rohan
Tarang Society, Wakad Pune 411057

Subject: Certificate of Cost incurred for development of the project Stellar Rhythmm having maharera registration No P52100035161 being developed by **M/s Wakadkar Patil Associates LLP**

Sir,

I / we Mr.kishor A. Patil have undertaken the assignment of certifying the Cost incurred for development of the project stellar Rhythmm having maharera registration number **P52100035161** being developed by **M/s WakadkarPatil Associates LLP**

We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per the specifications mentioned in the agreement to sale. Our estimated calculations are based on the Drawing /Plans made available to us for the project under the reference by the developer/consultants. The schedule and quantity required for the entire work as calculated by Mr. Kiran Bagadi 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.

We Estimate Total estimated cost of completion of the aforesaid project under reference at Rs.21,37,00,000/- (Total of Table A,B and C) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MUP and Allied works required for completion of the apartments and proportionate completion of internal & external works as per specifications mentioned in the agreement to sale and for the purpose of obtaining the occupancy certificate/completion certificate for the Buildings/ Wings /Layouts/Plotted Development from the **Wakadkar Patil Associates LLP** being the planning authority under whose jurisdiction the aforesaid project is being completed.



The estimated cost incurred till date is calculated at **Rs.8,70,00,000 /-** (Total of table A, B and C) The amount of estimated cost incurred is calculated on the basis of input material/ services used and unit cost of these items.

The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement to sale, of the project is estimated at **Rs. 12,60,00,000 /-**(Total of Table A, B & C).

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 & B below:

TABLE A

Building / wing/Layout/Plotted Development bearing number **Wing A , B & C called Stellar Rhythmm**
(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	16,59,00,000/-
2	Cost Incurred as on date of certificate	8,70,00,000 /-
3	Work done in percentage (as of the total estimated cost)	52
4	Balance Cost to be incurred (based on estimated cost)	7,89,00,000
5	Cost incurred in addition extra item not included in the estimated cost in (Table-C)	

TABLE B

Internal & External Development works in Respect of the Registered Phase.

Sr No	Particulars	Amount in Rs.
1	Total estimated cost of internal & external Development work including amenities & facilities in the layout as on date of the registration	4,71,00,000/-
2	Cost incurred as on date of certificate	0
3	Work done in percentage (as of the total estimated cost)	0
4	Balance cost to be incurred (based on estimated cost)	4,71,00,000/-
5	Cost incurred in addition extra item not included in the estimated cost (Table-C)	

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Yours Faithfully,



MR KISHOR A PATIL
Sai Nagar Mamurdi Pune 412101
Kishorpatil389@gmail.com
Mob - 9028219943

Signature & Name (IN BLOCK LETTERS) With Stamp of Engineer Not less than bachelor degree holder or equivalent under Section 2(u) of the Act Local Authority Licence No_ (if applicable)

Agreed & Accepted By



Signature of Promoter.
Name: Wakadkar Patil Associates LLP
Partner Mr Shyam H Wakadkar
Date: 14/03/2023

Note:

- 1) The scope of work is to complete Registered Real Estate Project as per drawing approved from time to time and as per specifications in the agreement to sale.
- 2) (*) Quantity survey can be done by office of the engineer or can be done by independent quality 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 where the place marked(*) and in case quantity are being calculated by the office of the engineer the name of the person in the office of the 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 the difference between Total Estimated Cost (1) and actual Cost incurred (2) due to deviation in quantity required /escalation of costs Etc. As this is and Estimated Cost any deviation in the quantity required for development of real estate project will result in amendment of the cost incurred/to be incurred.
- 4) All components of the work are indicative and not exhaustive.
- 5) Please specify if there are any deviations qualifications example: Any Deviations in input material used from specifications in agreement to sale.

TABLE C

List of Extra/ Additional/ Deleted Items Considered in Cost

(Which were not parts of original Estimate of Total Cost)

Sr.No	List of Extra/Additional/Deleted Items	Amount in Rs
	NA	NA

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Wakadkar Patil Associates LLP

Stellar Rhythmm

Summery For Rera

Summery of Stellar Rhythmm						Date 14-03-2023				
Sr No	Particulars	Constructions Cost				Development Cost				Total
		Building A	Building B	Building C	Total	Building A	Building B	Building C	Total	
			Cr	Cr	Cr			Cr	Cr	Cr
1	Total estimated cost of the buildings as on	5.53	5.53	5.53	16.59	1.57	1.57	1.57	4.71	21.30
2	Cost incurred as on	2.9	2.9	2.9	8.70	0	0	0	0	8.70
3	Work done in percentage	52%	52%	52%	0%	0%	0%	0%	0%	52%
4	Balance cost to be incurred	2.63	2.63	2.63	7.89	1.57	1.57	1.57	4.71	12.60
5	Cost incurred on Additional /extra items as on									

For Rera Table- A

Building
No of floors
Total no of flats
No of 2 BHK
No of 1 BHK
Built up area
Rate (Rs/sft)
Total cost

Stellar Rhythmm – A, Building
GP+7
28 NOS
28 Nos
0
28500 sq ft
1940/- sq ft
5.529

Sr No	Work Category	% of total cost	Total Cost	No of Stages	Cost of stage 1	No of stages completed	% of work completion	Amt of work completion
1	RCC super structure	42.00%	2,32,21,800	10.00	23,22,180	8	34%	1,85,77,440
2	Block work	8.00%	44,23,200	9.00	4,91,467	6	5%	29,48,800
3	Internal finishes	5.50%	30,40,950	9.00	3,37,883	6	4%	20,27,300
4	External finishes	4.00%	22,11,600	6.00	3,68,600	4	3%	14,74,400
5	Water proofing	4.00%	22,11,600	9.00	2,45,733	6	3%	14,74,400
6	Tiling	9.00%	49,76,100	7.00	7,10,871	1	1%	7,10,871
7	Electrical	5.50%	30,40,950	8.00	3,80,119	2	1%	7,60,238
8	Plumbing	6.00%	33,17,400	10.00	3,31,740	2	1%	6,63,480
9	Lift	3.00%	16,58,700	2.00	8,29,350		0%	-
10	Fire fighting	1.00%	5,52,900	2.00	2,76,450		0%	-
11	Solar water heating	0.75%	4,14,675	2.00	2,07,338		0%	-
12	Aluminium windows	2.00%	11,05,800	7.00	1,57,971		0%	-
13	Door frame & shutter	4.00%	22,11,600	7.00	3,15,943		0%	-
14	External painting	2.00%	11,05,800	6.00	1,84,300		0%	-
15	Internal painting	2.25%	12,44,025	8.00	1,55,503		0%	-
16	Fabrication	1.00%	5,52,900	8.00	69,113	4	1%	2,76,450
	Total	100.00%	5,52,90,000				52%	2,89,13,379

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For Rera Table – B

Building
No of floors
Total no of flats
No of 2 BHK
No of 1 BHK
Built up area
Rate (Rs/sft)
Total cost

Stellar Rhythmm – B, Building
GP+7
28 NOS
28 Nos
0
28500 sq ft
1940/- sq ft
5.529 Cr

Sr No	Work Category	% of total cost	Total Cost	No of Stages	Cost of stage 1	No of stages completed	% of work completion	Amt of work completion
1	RCC super structure	42.00%	2,32,21,800	10.00	23,22,180	8	34%	1,85,77,440
2	Block work	8.00%	44,23,200	9.00	4,91,467	6	5%	29,48,800
3	Internal finishes	5.50%	30,40,950	9.00	3,37,883	6	4%	20,27,300
4	External finishes	4.00%	22,11,600	6.00	3,68,600	4	3%	14,74,400
5	Water proofing	4.00%	22,11,600	9.00	2,45,733	6	3%	14,74,400
6	Tiling	9.00%	49,76,100	7.00	7,10,871	1	1%	7,10,871
7	Electrical	5.50%	30,40,950	8.00	3,80,119	2	1%	7,60,238
8	Plumbing	6.00%	33,17,400	10.00	3,31,740	2	1%	6,63,480
9	Lift	3.00%	16,58,700	2.00	8,29,350		0%	-
10	Fire fighting	1.00%	5,52,900	2.00	2,76,450		0%	-
11	Solar water heating	0.75%	4,14,675	2.00	2,07,338		0%	-
12	Aluminium windows	2.00%	11,05,800	7.00	1,57,971		0%	-
13	Door frame & shutter	4.00%	22,11,600	7.00	3,15,943		0%	-
14	External painting	2.00%	11,05,800	6.00	1,84,300		0%	-
15	Internal painting	2.25%	12,44,025	8.00	1,55,503		0%	-
16	Fabrication	1.00%	5,52,900	8.00	69,113	4	1%	2,76,450
	Total	100.00%	5,52,90,000				52%	2,89,13,379

Signature

For Rera Table – C

Building
No of floors GP+7
Total no of flats 28 NOS
No of 2 BHK 28 Nos
No of 1 BHK 0
Built up area 28500. sq.ft
Rate (Rs/sft) 1940/- sq ft
Total cost 5.53 Cr

Sr No	Work Category	% of total cost	Total Cost	No of Stages	Cost of stage 1	No of stages completed	% of work completion	Amt of work completion
1	RCC super structure	42.00%	2,32,21,800	10.00	23,22,180	8	34%	1,85,77,440
2	Block work	8.00%	44,23,200	9.00	4,91,467	6	5%	29,48,800
3	Internal finishes	5.50%	30,40,950	9.00	3,37,883	6	4%	20,27,300
4	External finishes	4.00%	22,11,600	6.00	3,68,600	4	3%	14,74,400
5	Water proofing	4.00%	22,11,600	9.00	2,45,733	6	3%	14,74,400
6	Tiling	9.00%	49,76,100	7.00	7,10,871	1	1%	7,10,871
7	Electrical	5.50%	30,40,950	8.00	3,80,119	2	1%	7,60,238
8	Plumbing	6.00%	33,17,400	10.00	3,31,740	2	1%	6,63,480
9	Lift	3.00%	16,58,700	2.00	8,29,350		0%	-
10	Fire fighting	1.00%	5,52,900	2.00	2,76,450		0%	-
11	Solar water heating	0.75%	4,14,675	2.00	2,07,338		0%	-
12	Aluminium windows	2.00%	11,05,800	7.00	1,57,971		0%	-
13	Door frame & shutter	4.00%	22,11,600	7.00	3,15,943		0%	-
14	External painting	2.00%	11,05,800	6.00	1,84,300		0%	-
15	Internal painting	2.25%	12,44,025	8.00	1,55,503		0%	-
16	Fabrication	1.00%	5,52,900	8.00	69,113	4	1%	2,76,450
	Total	100.00%	5,52,90,000				52%	2,89,13,379

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Table – B

Stellar Rhythmm: Development

Building A wing
Area 28500 Sq.Ft
Rate (Rs/sft) 550/- sq ft
Total Cost 1.5675 Cr

Sr No	Work Category	% of Total cost	Total Cost	No of Stages	Cost of 1 stage	No of stages completed	% of work completion	Amt of work completion
A	Project Development							
1	Top Terrace Aminities	20.00%	31,35,000	9.00	3,48,333		0.00%	
3	Ground Parking (Paving Blocks & Trimix)	16.50%	25,86,375	2.00	12,93,188		0.00%	
4	Septic Tank	2.00%	3,13,500	3.00	1,04,500		0.00%	
5	UGWT	2.00%	3,13,500	3.00	1,04,500		0.00%	
7	OWC	1.00%	1,56,750	2.00	78,375		0.00%	
8	Drainage Lines	2.00%	3,13,500	3.00	1,04,500		0.00%	
10	Rain water harvesting	1.00%	1,56,750	2.00	78,375		0.00%	
11	Drinking, demestic & flushing system	1.00%	1,56,750	3.00	52,250		0.00%	
12	Borewell system	0.50%	78,375	2.00	39,188		0.00%	
14	Irrigation systems	1.00%	1,56,750	2.00	78,375		0.00%	
15	CCTV camera	0.50%	78,375	2.00	39,188		0.00%	
16	HT & LT - MSEB	5.50%	8,62,125	3.00	2,87,375		0.00%	
17	LT - DG	2.00%	3,13,500	5.00	62,700		0.00%	
18	Enterance Avenue	2.00%	3,13,500	2.00	1,56,750		0.00%	
19	Retaining Compound walls	8.00%	12,54,000	4.00	3,13,500		0.00%	
20	Signages	0.50%	78,375	1.00	78,375		0.00%	
21	Roads & Pathways	3.00%	4,70,250	4.00	1,17,563		0.00%	
23	Plantation	0.50%	78,375	2.00	39,188		0.00%	
24	Mobilisation	3.00%	4,70,250	4.00	1,17,563		0.00%	
25	Infrastructure - Labour Camp, Site office ETC	9.00%	14,10,750	2.00	7,05,375		0.00%	
26	Site expenses	14.00%	21,94,500	2.00	10,97,250		0.00%	
27	Quality expenses	5.00%	7,83,750	2.00	3,91,875		0.00%	
		100%	1,56,75,000				0.00%	

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Table – B

Stellar Rhythmm: Development

Building B wing

Area 28500 Sq.Ft

Rate (Rs/sft) 550/- sq ft

Total Cost 1.5675 Cr

Sr No	Work Category	% of Total cost	Total Cost	No of Stages	Cost of 1 stage	No of stages completed	% of work completion	Amt of work completion
A	Project Development							
1	Top Terrace Aminities	20.00%	31,35,000	9.00	3,48,333		0.00%	
3	Ground Parking (Paving Blocks & Trimix)	16.50%	25,86,375	2.00	12,93,188		0.00%	
4	Septic Tank	2.00%	3,13,500	3.00	1,04,500		0.00%	
5	UGWT	2.00%	3,13,500	3.00	1,04,500		0.00%	
7	OWC	1.00%	1,56,750	2.00	78,375		0.00%	
8	Drainage Lines	2.00%	3,13,500	3.00	1,04,500		0.00%	
10	Rain water harvesting	1.00%	1,56,750	2.00	78,375		0.00%	
11	Drinking, demestic & flushing system	1.00%	1,56,750	3.00	52,250		0.00%	
12	Borewell system	0.50%	78,375	2.00	39,188		0.00%	
14	Irrigation systems	1.00%	1,56,750	2.00	78,375		0.00%	
15	CCTV camera	0.50%	78,375	2.00	39,188		0.00%	
16	HT & LT - MSEB	5.50%	8,62,125	3.00	2,87,375		0.00%	
17	LT - DG	2.00%	3,13,500	5.00	62,700		0.00%	
18	Enterance Avenue	2.00%	3,13,500	2.00	1,56,750		0.00%	
19	Retaining Compound walls	8.00%	12,54,000	4.00	3,13,500		0.00%	
20	Signages	0.50%	78,375	1.00	78,375		0.00%	
21	Roads & Pathways	3.00%	4,70,250	4.00	1,17,563		0.00%	
23	Plantation	0.50%	78,375	2.00	39,188		0.00%	
24	Mobilisation	3.00%	4,70,250	4.00	1,17,563		0.00%	
25	Infrastructure - Labour Camp, Site office ETC	9.00%	14,10,750	2.00	7,05,375		0.00%	
26	Site expenses	14.00%	21,94,500	2.00	10,97,250		0.00%	
27	Quality expenses	5.00%	7,83,750	2.00	3,91,875		0.00%	
		100%	1,56,75,000				0.00%	

Table – B

Stellar Rhythmm: Development

Building C wing
Area 28500 Sq.Ft
Rate (Rs/sft) 550/- sq ft
Total Cost 1.5675Cr

Sr No	Work Category	% of Total cost	Total Cost	No of Stages	Cost of 1 stage	No of stages completed	% of work completion	Amt of work completion
A	Project Development							
1	Top Terrace Aminities	20.00%	31,35,000	9.00	3,48,333		0.00%	
3	Ground Parking (Paving Blocks & Trimix)	16.50%	25,86,375	2.00	12,93,188		0.00%	
4	Septic Tank	2.00%	3,13,500	3.00	1,04,500		0.00%	
5	UGWT	2.00%	3,13,500	3.00	1,04,500		0.00%	
7	OWC	1.00%	1,56,750	2.00	78,375		0.00%	
8	Drainage Lines	2.00%	3,13,500	3.00	1,04,500		0.00%	
10	Rain water harvesting	1.00%	1,56,750	2.00	78,375		0.00%	
11	Drinking, demestic & flushing system	1.00%	1,56,750	3.00	52,250		0.00%	
12	Borewell system	0.50%	78,375	2.00	39,188		0.00%	
14	Irrigation systems	1.00%	1,56,750	2.00	78,375		0.00%	
15	CCTV camera	0.50%	78,375	2.00	39,188		0.00%	
16	HT & LT - MSEB	5.50%	8,62,125	3.00	2,87,375		0.00%	
17	LT - DG	2.00%	3,13,500	5.00	62,700		0.00%	
18	Enterance Avenue	2.00%	3,13,500	2.00	1,56,750		0.00%	
19	Retaining Compound walls	8.00%	12,54,000	4.00	3,13,500		0.00%	
20	Signages	0.50%	78,375	1.00	78,375		0.00%	
21	Roads & Pathways	3.00%	4,70,250	4.00	1,17,563		0.00%	
23	Plantation	0.50%	78,375	2.00	39,188		0.00%	
24	Mobilisation	3.00%	4,70,250	4.00	1,17,563		0.00%	
25	Infrastructure - Labour Camp, Site office ETC	9.00%	14,10,750	2.00	7,05,375		0.00%	
26	Site expenses	14.00%	21,94,500	2.00	10,97,250		0.00%	
27	Quality expenses	5.00%	7,83,750	2.00	3,91,875		0.00%	
		100%	1,56,75,000				0.00%	