

# ABHAYSINGH GAUR

CIVIL ENGINEERING SERVICES

Annexure – BFORM-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 -06/10/2023

To,

The Rama Synergy Spaces,  
Rama Corporate House ,  
"Rama Equator" 10th Floor,  
Near City International School ,  
Morwadi, Pimpri, Pune – 411 018.

Subject – Certificate of cost Incurred for Development of **Metro Life Maxima Residences Phase 1** having Maha RERA Registration Number **P52100022178** (Only Application after project Registration) being developed by **Rama Synergy Spaces**.

Sir,

I/ We **Mr. Abhaysingh Gaur** have undertaken assignment of certifying Estimated cost for Fusion Tower Phase I having MahaRERA Registration Number **P52100022178** (Only Application after project Registration) being developed by **Rama Synergy Spaces**.

2. We have estimated the cost of Civil, MEP, and allied work required for completion of the apartment and proportionate completion of internal & external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculation are calculation are based on drawing/ plans made available to us for the project under reference by the Developer / Consultant. The schedule of items and quantity required for the entire work as calculated by Mr. Abhaysingh Gaur 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 Estimate Cost of completion of the aforesaid project under reference at **Rs. 67,65,29,318/-** (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 work required for completion of the apartment and proportionate completion of internal & external works of the project 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 **PMRDA** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 534,458,161/-(Total of Table A & 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 & Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs 142,071,157/-(Total of Table A and B)**.
6. I certify that the Cost of Completion of the Civil, MEP & Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications

**ABHAYSINGH GAUR**  
B. E. (Civil)  
ESTIMATION ENGINEER

*ABhaysingh*  
6/10/23

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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 Building **Metro Life Maxima Residences Phase 1** 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/ Layout/ Plotted Development as on date of Registration is | Rs 53,25,86,917/- |
| 2.    | Cost incurred as on 06 <sup>th</sup> OCTOBER 2023                                               | Rs. 481,012,344   |
| 3.    | Work done in Percentage (as Percentage of the estimated cost)                                   | 90.31%            |
| 4.    | Balance Cost to be incurred** (Based on Estimated Cost)                                         | Rs. 51,574,573/-  |
| 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 the Registered Phase

| Sr.No | Particulars                                                                                                                                     | Amount (In Rs.)    |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1.    | Total Estimated Cost of Internal and External Development Works including amenities and Facilities in the layouts as on date of Registration is | Rs. 14,39,42,401/- |
| 2.    | Cost incurred as on 06 <sup>th</sup> OCTOBER 2023                                                                                               | NIL                |
| 3.    | Work done in Percentage (as Percentage of the estimated cost)                                                                                   | -                  |
| 4.    | Balance Cost to be incurred** (Based on Estimated Cost)                                                                                         | Rs 14,39,42,401/-  |
| 5.    | Cost incurred on Additional/Extra Items not included in the Estimated Cost (Table C)                                                            | NA                 |

Yours Faithfully,

**ABHAYSINGH GAUR**

B. E. (Civil)

**ABHAYSINGH GAUR**

ESTIMATION ENGINEER

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

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

Agreed and Accepted by:

Signature of Promoter

Name: **Moti Panjabi**

Date:

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Note:

1. The scope of work is to complete Registered Real Estate Project as per drawing approved from time to time and as per specification mentioned in agreement of sale.
2. (\*) Quantity survey can be done by office of Engineer or can be done by Independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by 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 (I) 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 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.      | NA                                      | NA              |
| 2.      | NA                                      | NA              |

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