

FORM -2

ENGINEER'S CERTIFICATE

Date : 10/10/2023

To,
M/s. Rahul Construction,
115/B Rahul Capital,
Prabhat Road ,
Pune - 411004

Subject : Certificate of cost incurred for Development of RAHUL ASTON-I, having MAHA RERA Registration Number P52100045552 being Developed by Rahul Construction,

Sir,

1. I MR. Suraj Jadhav have undertaken assignment of Certifying Estimated Cost for RAHUL ASTON-I having MAHA rera Number P52100026878 being developed by Rahul Construction
2. We have estimated the cost of Civil, MEP and allied works required for completion pf the apartment and proportionate completion of internal and external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculation are based on the drawings plan made available to us for project under reference by the Developer. The Schedule of items and quantity required for the entire work as calculated by Suraj Jadhav _ Quantity Surveyor appointed by Developer, the assumptions 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. 68,00,00,000/-** (Total Table A and B) at the time of Registration. the estimated Total Cost of the project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Buildings from the PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs.000 (total Table A and Table 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 and external works as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 44,50,00,000/-** (Total Table A and Table B)
6. I Certify that the Cost of the Civil, MEP and Allied works for the apartment and proportionate internal and 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 Table B . below:

TABLE A

Building E & F

Sr No.	Particulars	Amount (in Rs)
1.	Total Estimated Cost of the Building Plotted Development as on 08.09.2021 of Registration is	62,00,00,000/-
2.	Cost incurred as on 30.09.2022	44,50,00,000/- ₹
3.	Work done in Percentage (as Percentage of the estimated cost)	71.77%
4.	Balance Cost to be incurred (Base on Estimated Cost)	17,50,00,000/-
5.	Cost incurred on Additional/ Extra Items not included in Estimated Cost (Table "C")	

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 Buildings Plotted Development as on 08.09.2021 of Registration is	6,00,00,000/-
2.	Cost incurred as on 30.09.2022	-
3.	Work done in Percentage (as Percentage of the estimated cost)	-
4.	Balance Cost to be incurred (Base on Estimated Cost)	6,00,00,000/-
5.	Cost incurred on Additional/ Extra Items not included in Estimated Cost (Table "C")	

Yours Faithfully,



Mr. Suraj Jadhav

Agreed and Accepted by :

Signature of Promoter

Name : Mr. Rahul R. Kunkulol

Date :10/10/2023