Annexure –B

FORM-2

See Regulation 3

ENGINEER'S CERTIFICATE

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

Date: 20/03/2023

To,

Rajluckxmi Realcon
S No 269/2/1A Bhumkar Chowk to Rajiv Gandhi Infotech
Park Ph 2 Road Hinjewadi, Pune 411057.

Subject: Certificate of Cost incurred for development of the project Stellar Homes A wing Phase II having maharera registration No **P52100048267** being developed by **M/s RAJLUCKXMI REALCON**

Sir,

I / we have undertaken the assignment of certifying the Cost incurred for development of the project Stellar Homes Wing A Phase II having Maharera Registration Number **P52100048267** being developed by **M/s RAJLUCKXMI REALCON**

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.20,68,99,500/-** (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 **RAJLUCKXMI REALCON** being the planning authority under whose jurisdiction the aforesaid project is being completed.

The estimated cost incurred till date is calculated at **Rs.12,99,00,000/-** (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. 51,00,000 /-(**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 **Building B called Stellar Homes** (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	**18,48,99,500/-**
2	Cost Incurred as on date of certificate	**12,99,00,000 /-**
3	Work done in percentage (as of the total estimated cost)	**70 %**
4	Balance Cost to be incurred (based on estimated cost)	**5,49,00,000/-**
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	**2,20,00,000/-**
2	Cost incurred as on date of certificate	**51,00,000/-**
3	Work done in percentage (as of the total estimated cost)	**23.33%**
4	Balance cost to be incurred (based on estimated cost)	**1,69,00,000/-**
5	Cost incurred in addition extra item not included in the estimated cost (Table-C)	

Yours Faithfully,

MR KIRAN BAGADI G
Adarsh Nagar, Kiwale, Pune 411057
Kiranbagadi7@gmail.com
Mob - 8237130992

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: **RAJLUCKXMI REALCON**
Prop. Mr Shyam H Wakadkar
Date: 20/03/2023

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

RAJLUCKXMI REALCON **STELLAR HOMES**

A WING PHASE II SUMMARY FOR RERA

Summery of Stellar Homes				Date:-		20-03-2023
Sr No	Particulars	Building A (In Cr)	Building B (In Cr)	Total (In Cr)	Development (In Cr)	Total (In Cr)
1	Total estimated cost of the building as on - B Wing	18.48		18.48	2.2	20.68
2	Cost incurred as on			12.99	0.51	12.33
3	RCC Work done in percentage			70%	20.33%	
4	Balance cost to be incurred			5.49	1.69	7.18
5	Cost incurred on Additional /extra items as on	-	-	-	-	-

Table - A

Building	Stellar Homes A Building
No of floors	B+P+12
Total no of flats	72 Nos
No of 2 BHK	71 Nos
No of 1 BHK	1
Built up area	101000sq ft
Rate (Rs/sft)	1831 sq ft
Total cost	18.49Cr

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
1	RCC super structure	42.00%	7,76,57,790	18.00	43,14,322	17	40%	7,33,43,468
2	Block work	8.00%	1,47,91,960	17.00	8,70,115	16	8%	1,39,21,845
3	Internal finishes	5.50%	1,01,69,473	16.00	6,35,592	13	4%	82,62,696
4	External finishes	4.00%	73,95,980	6.00	12,32,663	4.5	3%	55,46,985
5	Water proofing	4.00%	73,95,980	18.00	4,10,888	15	3%	61,63,317
6	Tiling	9.00%	1,66,40,955	16.00	10,40,060	11	6%	1,14,40,657
7	Electrical	5.50%	1,01,69,473	17.00	5,98,204	8.3	3%	49,65,095
8	Plumbing	6.00%	1,10,93,970	17.00	6,52,586	6	2%	39,15,519
9	Lift	3.00%	55,46,985	2.00	27,73,493		0%	-
10	Fire fighting	1.00%	18,48,995	2.00	9,24,498		0%	-
11	Solar water heating	0.75%	13,86,746	2.00	6,93,373		0%	-
12	Aluminium windows	2.00%	36,97,990	15.00	2,46,533		0%	-
13	Door frame & shutter	4.00%	73,95,980	15.00	4,93,065	2	1%	9,86,131
14	External painting	2.00%	36,97,990	6.00	6,16,332		0%	-
15	Internal painting	2.25%	41,60,239	16.00	2,60,015		0%	-
16	Fabrication	1.00%	18,48,995	18.00	1,02,722	13	1%	13,35,385
	Total	100.00%	18,48,99,500				70%	12,98,81,098

Table - B

Stellar Homes : Development

Building A wing

Area 101000 Sq.Ft

Rate (Rs/sft) 218/- sq ft

Total Cost 2.20 Cr

DATE 20-03-2023

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	Club House 1	12.00%	26,40,000	9.00	2,93,333	4	5.33%	11,73,333
2	Club House 2	12.00%	26,40,000	9.00	2,93,333	1	1.33%	2,93,333
3	Basement + Podium	24.00%	52,80,000	6.00	8,80,000	3	12.00%	26,40,000
4	STP	1.00%	2,20,000	5.00	44,000	3	0.60%	1,32,000
5	UGWT	3.00%	6,60,000	4.00	1,65,000		0.00%	-
6	Swimming Pool	1.00%	2,20,000	7.00	31,429		0.00%	-
7	OWC	0.75%	1,65,000	6.00	27,500		0.00%	-
8	Drainage Lines	1.00%	2,20,000	3.00	73,333		0.00%	-
9	RO water Treatment Plant	0.50%	1,10,000	6.00	18,333		0.00%	-
10	Rain water harvesting	0.75%	1,65,000	2.00	82,500		0.00%	-
11	Drinking, demestic & flushi	0.50%	1,10,000	5.00	22,000		0.00%	-
12	Borewell system	0.25%	55,000	4.00	13,750		0.00%	-
13	Fire fighing	2.00%	4,40,000	6.00	73,333		0.00%	-
14	Irrigation systems	0.25%	55,000	3.00	18,333		0.00%	-
15	CCTV camera	0.25%	55,000	4.00	13,750		0.00%	-
16	HT & LT - MSEB	1.00%	2,20,000	9.00	24,444		0.00%	-
17	LT - DG	1.00%	2,20,000	5.00	44,000		0.00%	-
18	Enterance Avenue	5.00%	11,00,000	8.00	1,37,500		0.00%	-
19	Retaining Compound walls	5.00%	11,00,000	16.00	68,750	13	4.06%	8,93,750
20	Signages	0.25%	55,000	4.00	13,750		0.00%	-
21	Roods & Pathways	1.00%	2,20,000	20.00	11,000		0.00%	-
22	Play court & kids play area	0.55%	1,21,000	7.00	17,286		0.00%	-
23	Plantation	0.50%	1,10,000	3.00	36,667		0.00%	-
24	Mobilisation	1.16%	2,55,200	4.00	63,800		0.00%	-
25	Infrastructure - Labour Can	12.00%	26,40,000	4.00	6,60,000		0.00%	-
26	Site expenses	0.50%	1,10,000	4.00	27,500		0.00%	-
27	Quality expenses	0.25%	55,000	4.00	13,750		0.00%	-
28	CER (Corporate Environme	6.34%	13,94,800	4.00	3,48,700		0.00%	-
B	External development		-					-
29	Drainage line work	0.10%	22,000	4.00	5,500		0.00%	-
30	Water line work	0.10%	22,000	4.00	5,500		0.00%	-
31	Approach Road	6.00%	13,20,000	4.00	3,30,000		0.00%	-
	TOTAL		2,20,00,000				23.33%	51,32,417