

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 :01/01/2024

To,

Nirman Square LLP

Amar Business Zone 902,Bwing,Baner,pune-411045

Subject :- Certificate for quality of materials used and quality of Construction and workmanship for the work of "ASTORIA ROYALS A WING" having MahaRERA Registration Number P52100048260 being developed by Nirman Square LLP

Sir,

1 I,Sunil Kalore have undertaken assignment of certifying estimated cost for Astoria Royals A Wing having MahaRERA Registration No. being developed by Nirman Square LLP

2 We have estimated the cost of Civil, MEP and Allied works required for the completion of the apartments and proportionate completion of internal and external work 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 MEP SYSTEM DESIGN SOLUTIONS LLP 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 as Rs. 67,86,00,000/- (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 apartments and proportionate completion of internal and external work 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 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. 47,48,226/-- (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 work for the apartments and proportionate internal and external works of the project as per specifications mentioned in agreement of sale, of the aforesaid project is estimated 673851774/- Total of Table A and B.

6 I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

Table A

Building development bearing Number Astoria Royals A building

Sr. No.		Amount
1	Total Estimated cost of the building / wing / layout/ plotted development as on date of registration	576810000
2	Cost incurred on the date of certificate	4035992
3	Work done in Percentage (as Percentage of the estimated cost)	0.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	572774008
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	NIL

Table B

Internal and external development work in respect of the registered phase

Sr. No.		Amount
1	Total estimated cost of internal and external development works including amenities and facilities in the layout as on the date of registration	101790000
2	Cost incurred as on the date of certificate	712234
3	Work done in Percentage (as Percentage of the estimated cost)	0.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	101077766
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NIL

Yours Faithfully,



Sunil Kalore

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.

Agreed and Accepted by :

On Behalf of Nirman Square LLP

Signature of Promoter

NAME- Mr. Sandeep Shrikrishna Goyal

Date: 1/01/2024

Note: 1 The scope of work is to complete Registered Real Estate Project as per drawings 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 an independent quantity 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 at the place marked

(*) and in case in quantity are being calculated by office an 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 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 specification are indicative and not exhaustive .

6. Please specify if there are any deviations / qualifications .Example: Any deviations in input material use for specification in agreement of sale .

Table C

List of Extra / Additional / Deleted Items Considered Cost

(Which where are not part of the original Estimated of the cost)

Sr No	List of Extra / Additional / Deleted Items	Amount