

Annexure — B

FORM-2
[See Regulation 31]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration or Ongoing Project and for withdrawal of Money from
Designated Account — Project Wise)

Date: 31/03/2022

To,

TODAY PRACHAR DEVELOPERS LLP
605, SHELTON CUBIX, PLOT-87,
SECTOR-15, CBD BELAPUR,
NAVI MUMBAI - 400614

Subject : Certificate of Cost Incurred for Development of MANGALAM having Maha RERA
Registration Number- P52000032461 (Only Applicable after project Registration) being developed by
TODAY PRACHAR DEVELOPERS LLP

Sir,

I Mayuresh Joshi have undertaken assignment of certifying Estimated Cost for AAMOD having Maha
RERA Registration Number- P52000032461 (Only Applicable after project Registration) being
developed by **TODAY PRACHAR DEVELOPERS LLP**

I have estimated the cost of Civil, MEP and allied works required for completion of the apartments
and proportionate completion of internal & external works 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 the Ms. Monali Patil 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 the

Rs. 70,90,00,000/ (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 or completion of the apartments and proportionate completion of internal & external works, 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 PANVEL MUNICIPAL CORPORATION being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at **Rs. 0.00/-** (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...

The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement or sale, of the Project is estimated at Rs. 70,90,00,000/- (Total of Table A and B).

I certify that the Cost of the Civil, MEP and allied work or 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 and B below:

TABLE A
Building 1 Wing A

(to be prepared separately for each Building / Wing of the Real Estate Project)

S. No.	Particular	Amounts
1	Total Estimated cost of the building/wing as on 31/03/2022 date of Registration is	23,30,00,000/-
2	Cost incurred as on 31/03/2022 (based on the Estimated cost)	0.00 -
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,30,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31/03/2022 not included in the Estimated Cost (Annexure A)	0

TABLE A
Building 1 Wing B

(to be prepared separately for each Building /Wing of the Real Estate Project)

S. No.	Particular	Amounts
1	Total Estimated cost of the building/wing as on 31/03/2022 date of Registration is	23,30,00,000
2	Cost incurred as on 31/03/2022 (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,30,00,000
5	Cost Incurred on Additional /Extra Items as on 31/03/2022 not included in the Estimated Cost (Annexure A)	0

TABLE A
Building 2 Wing C

(to be prepared separately for each Building /Wing of the Real Estate Project)

S. No.	Particular	Amounts
1	Total Estimated cost of the building/wing as on 31/03/2022 date of Registration is	23,30,00,000
2	Cost incurred as on 31/03/2022 (based on the Estimated cost)	0.00/- -
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,30,00,000
5	Cost Incurred on Additional /Extra Items as on 31/03/2022 not included in the Estimated Cost (Annexure A)	0

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2022 date of Registration is	Rs. 1,00,00,000
2	Cost incurred as on 31/03/2022 (based on the Estimated cost).	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1,00,00,000
5	Cost Incurred on Additional / Extra Items as on 31/03/2022 not included in the	Rs. Nil

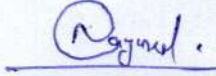
Table C

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.		
2.		

Yours Faithfully,



Mayuresh Joshi

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. (If applicable)



Agreed and accepted by: Signature of Promoter Name: Bhavesh shah

Date:31/03/2022