

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: 15/09/2022

To,

AMIT KUDALE & MAYUR JAIN (JOINT DEVELOPERS),
1st Floor, Plot 3, Dhayari Gormal, Near Chakankar Bungalow, Pune, Maharashtra 411041.

Subject: Certificate of cost incurred for development of **ROYAL EMPIRE** having MahaRERA Registration Number **Applied** (Only Applicable after project registration) Being Developed By AMIT KUDALE & MAYUR JAIN (JOINT DEVELOPERS).

Sir,

I/ We **Mr. Mohan Pandhare** have undertaken assignment of certifying Estimated Cost for, **ROYAL EMPIRE** having its address at **S. NO. 147, H.No.2/4/5/6/8 Plot No 24 & 25, S No +146/8/9/2(PT)+S NO 146 H no. 9F/2, Dhayri, Haveli** having MahaRERA Registration Number **Applied** (Only Applicable after project registration) Being Developed By AMIT KUDALE & MAYUR JAIN (JOINT DEVELOPERS).

- 2) We 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 specification 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 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 building of the aforesaid project under reference as Rs. **4,80,00,000/-** (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 the apartment and proportionate completion of internal & External works as per specification mentioned in the agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building(s)/ Wing(s) / Layout/ Plotted Development from **PUNE MUNICIPAL CORPORATION** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

- 4) The Estimated Cost Incurred till date is calculated at **Rs. 16800000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base 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 the Completion of the apartment and proportionate completion of internal and external works as per specification mentioned in agreement of sale of the project is estimated at **Rs.3,12,00,000/-** (Total of Table A and B).
- 6) I certify that the Cost of the Civil, MEP and allied work for the apartment AND proportionate internal & external works as per specification mentioned in agreement of sale aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

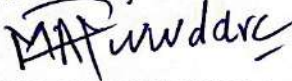
Building/wing/ Layout/ plotted Development Bearing Number- NA or called **ROYAL EMPIRE**
(To be prepared separately for each Building /wing/ Layout/ plotted Development of the real estate project)

Sr. No.	Particulars	Amount in INR
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	4,80,00,000/-
2.	Cost incurred as on date of certificate	16800000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred ** (Based on Estimated Cost)	3,12,00,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated cost (Table C)	0/-

TABLE B
Internal & External Development works in respect of the registered Phase

Sr. No.	Particular	Amount in INR
1	Total Estimated cost of the Internal And External development works including amenities and facilities in the layout as on date of Registration is	0
2	Cost incurred as on date of certificate	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	0
5	Cost Incurred on Additional /Extra Items not included in the estimated cost (Table C)	0

Yours Faithfully



Mr. MOHAN PANDHARE

[Not Less than Bachelor's degree holder or equivalent as per section 2(u) of the act]

Local Authority license no. NA (If Applicable)

Agreed and Accepted by:

For,

AMIT KUDALE & MAYUR JAIN (JOINT DEVELOPERS),



Mr. Amit Rajendra Kudale

(Authorized Signatory)

Date: 15th September, 2022.

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sales.
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 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. (**) Balanced 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 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 deviation/qualifications. Example: Any deviations in inputs material used from specifications in agreement of sale.

Table C

List of Extra / Additional/ Deleted Items considered in Cost
(Which we're not part of the original Estimate of Total Cost)

Sr.No	List of Extra / Additional/ Deleted Items	Amt (In Rs)
1.	NA	Nil
2.	NA	Nil

Yours Faithfully

M. Pandhare

Mr. MOHAN PANDHARE

[Not Less than Bachelor's degree holder or equivalent as per section 2(u) of the act]
Local Authority license no. NA (If Applicable)

Date: 15th September, 2022

Place: Pune