

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 10.04.2023.

To.

The Achalare Realtors Pvt. Ltd.
Office No.401, 4th Floor,
Achalare House,
S.No.1/2/1, 2/2, 2/3,
Main Baner Road, Baner,
Pune - 411045.

Subject Certificate of Cost Incurred for Development of Spring Garden Phase II having MahaRERA Registration Number P52100047086 (only Applicable after project Registration) being developed by Achalare Realtors Pvt. Ltd.

I Milind Deo have undertaken assignment of certifying Estimated cost for Spring Garden Phase II having MahaRERA Registration Number P52100047086 (Only Applicable after project registration being Developed by Achalare realtors Pvt. Ltd.

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 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 / consultant \consultants. The Schedule of items and quantity required for the entire work is calculated by Bhushan Bhadane quantity surveyor appointed by Developer/engineer. the assumptions of the cost of material, labour and other inputs made by developer. and the site inspection carries out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total estimated cost of the project under reference at Rs 44,60,69,181/-. (Forty-four Crore Sixty Lack Sixty-nine thousand one hundred eighty-one only) (Total of Table A) 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 apartments and proportionate completion of the internal & external works, as per specifications mentioned in agreement of sale for the purpose of obtaining occupancy certificate/ completion certificate for the Building(s) / Wing(s) Layout / Plotted development from the PMC being the Planning authority under whose jurisdiction the after said project is being implemented.

4. The estimated cost of incurred till date is calculated at Rs. 5,48,29,674/- (Five Crore Forty-eight lack twenty-nine thousand six hundred seventy-four) (Total of Table A). The Amount of estimated cost incurred is calculated on the basis of input material s/services used and unit cost of these items.


MILIND C DEO



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महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर २२, २०२१/पौष १, शके १९४३

3. The Balance cost of Completion of the Civil, MEP and Allied works for completion the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 26,34,35,466/- (Total of table A).

6. I certify that the Cost of the Civil MEP and allied work for the apartment 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 _____ or called Spring Garden
Phase II

(to be prepared separately for each building /Wing / layout plotted development of the real estate project)

Building /Wing bearing called Building- B (2P+14)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total estimated cost of the buildings/wing/layout/plotted development on date of registration is	44,60,69,181/-
2.	Cost incurred as on date of certificate	5,48,29,674/-
3.	Work done in percentage (as percentage of estimated cost)	12.3%
4.	Balance cost to be incurred ** (Based on Estimated cost)	39,12,39,507/-
5.	Cost incurred on additional/ Extra items not included in the estimated cost (Table C)	

Yours Faithfully,

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: R.J. ACHALARE

Date: 10/04/2023



Note :

- I. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications 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 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 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 (I) and Actual cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimate, any deviation in 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 specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional, Deleted Items considered in Cost

(Which were not part of the Estimate of Total Cost)

Sr. No.	List of Extra/Additional / Deleted Items	Amount (In Rs,)
1.		
2.		