



11 & 12, Anushka Comm. Complex, Achole Road, Nallasopara (E).

Form No. 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 :04/10/2022

To,

P. P. REALTY

Prop : MADHUKAR KISAN KANSE

Kopri,

Virar (East), Palghar, 401305.

Subject: Certificate of Cost Incurred for Development of MANGALMURTI
APARTMENT having Maharera Registration Number_____ (Only
Applicable after project Registration) being developed by P. P. REALTY.

Sir,

1. I/ We Ashok Krishna Rengade have undertaken assignment of certifying Estimated Cost for MANGALMURTI APARTMENT having Maharera the Subject Real Estate Project proposed to be registered under MahaRERA ,Registration Number_____ (Only Applicable after project Registration) being developed by P. P. REALTY.

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 the 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 and Consultants and the Schedule of items and quantity for the entire work as calculated by __quantity Surveyor* appointed by Developer/Engineer, and 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(s) of the aforesaid project under reference as Rs. 80,35,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _ VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 4. The Estimated Cost Incurred till date is calculated at Rs. 10,12,000 (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 works for completion of the apartments and proportionate completion of internal & external works, specifications mentioned in the agreement of sale, of the aforesaid Project is estimated at Rs.70,23,000/- (Total of Table A and B).
1. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of internal & external works, specifications mentioned in the 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 /Wing bearing Number_____ or called _ MANGALMURTI APARTMENT
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/ plotted Developments as on date of Registration is	Rs.80,35,000
2	Cost incurred as on date of certificate	Rs.10,12,000
3	Work done in Percentage (as Percentage of the estimated cost)	25 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 70,23,000
5	Cost Incurred on Additional /Extra Items on_not included in the Estimated Cost (Table-C)	Rs. NIL

TABLE B

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

S (	Particulars (2)	Amounts (3)
(1)	Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	Rs.25,65,000/-
2	Cost incurred as on date of certificate	Rs. 5 , 7 5 , 6 0 0 / -
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost).	85.80 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 19,89,400/-
5	Cost Incurred on Additional /Extra Items as on _ _ _ _ _ not included in the Estimated Cost (Annexure A).	Rs. 0

Yours Faithfully,




Signature & Name with stamp of Engineer.

Agreed and Accepted By:



Signature of Promoter

Name MADHUKAR KISAN KANSE

Date : 04/10/2022

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
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. (**) 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 in quantity required for development of the real 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 input material used from specifications in agreement of sale.

Table C

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost