

Annexure – B

FORM 2

ENGINEER'S CERTIFICATE

Date: 30-06-2023

To,

The Badamkar Realities Private Limited.
Pune.

Subject: Certificate of Cost Incurred for Development of **The PWC Towers Phase I** having Maha RERA registration No. **P52100047992** being developed by Badamkar Realities Private Limited..

Sir,

1. We Sandip Rangdal And Associates have undertaken assignment of certifying Estimated Cost for **The PWC Towers Phase I** being developed by Badamkar Realities Private Limited.
2. We have estimated the cost of the Civil, MEP and Allied works, required for completion of the apartment 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 / Consultants. The schedule of items and quantity required for the entire work as calculated by quantity surveyor appointed by the Developer, 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 at Rs.34,66,94,469/- (Total of 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 & external works, as per specifications 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 the PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



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4. The Estimated Cost Incurred till date is calculated at Rs. 3,30,00,000/- (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 completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 31,36,94,469/-(Total of Table A and B)
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works as per 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 Number A

Sr. No.	Particular	Amount
1.	Total Estimated cost of the building/wing/layout/plotted development as on date 31-08-22 of Registration is	Rs.29,40,10,181 /-
2.	Cost incurred as on 30-06-2023	Rs. 2,15,98,089/-
3.	Work done in Percentage (as Percentage of the estimated cost)	7.35%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 27,24,12,092/-
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	Rs. 0.00/-

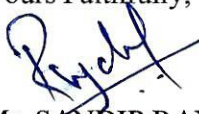


TABLE B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Particular	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31-08-2022 date of Registration is	Rs.5,26,84,288/-
2.	Cost incurred as on date of certificate 30-06-2023	Rs. 1,14,01,911/-
3.	Work done in Percentage (as Percentage of the estimated cost)	21.64%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,12,82,377/-
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	Rs. 0/-

Yours Faithfully,


Mr. SANDIP RANGDAL
License No-PMC- 457A



Agreed and Accepted by:

For, Badamkar Realities Private Limited.


Signature of Promoter

Name:-Sushant Mohan Jadhav

Date:30-06-2023



*** Note**

1. 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 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. The 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 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 deviations/qualifications Example: Any deviations in input material used from specifications in agreement of sale

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Sr No	List of Extra/Additional/Deleted Items	Amount (Rs)
1	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	0/-

