

FORM-2

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: 30th Sept 2023

To

M/S Peninsula Land Ltd.

Peninsula Corporate Park,
Peninsula Tower Unit no. 503
Ganpantrao Kadam Marg,
Lower Parel, Mumbai 400013.

Subject: Certificate of Cost Incurred for Development of Project "Peninsula AshokVann Phase 3" having MahaRERA Registration Number - P52100046963 situated on the Plot Bearing / CTS / Survey / Final Plot No.: Layout of Gut No. 184,186,189,190 AND 192 at Gahunje, Mawal, Pune, 412101 being developed by M/s. Peninsula Land Ltd.

Sir,

1. I, Pankaj Lingot have undertaken assignment of certifying Estimated Cost for the Project "Peninsula AshokVann Phase 3" having MahaRERA Registration Number P52100046963, being developed by M/s. Peninsula Land Limited.

2. I have estimated the cost of the completion of Common areas and Facilities of Layout of the Plotted Development 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by Pankaj Lingot 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. I estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 6.55 Cr.** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the completion of Common areas and Facilities of Layout of the Plotted Development as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Plotted Development from the Pune Metropolitan Regional Development Authority (PMRDA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 0.51 Cr.** (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 Common areas and Facilities of Layout of the Plotted Development, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 6.03 Cr.** (Total of Table A and B).

6. I certify that the Cost of the Common areas and Facilities of Layout of the Plotted Development, 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

Plotted Development of "Peninsula AshokVann Phase 3"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Plotted Development as on date of Registration is	NA
2	Cost incurred as on 30th Sept 2023 (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items as on 30th Sept 2023 not included in the Estimated Cost (Table - C)	NA

TABLE B

Internal & External Development Works of "Peninsula AshokVann Phase 3"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities of Plotted Development as on date of Registration is	Rs. 6,54,62,834 /-
2	Cost incurred as on 30th Sept 2023 (based on the Estimated cost)	Rs. 51,31,521 /-
3	Work done in Percentage (as Percentage of the estimated cost)	7.84%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,03,31,313 /-
5	Cost Incurred on Additional /Extra Items as on 30th Sept 2023 not included in the Estimated Cost (Table - C)	Rs. Nil /-

Yours Faithfully



PANKAJ LINGOT

Agreed and Accepted by:



Signature of Promoter

Name:

Date:

*** 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 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. 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.
4. 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.
5. All components of work with specifications are indicative and not exhaustive.
6. 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)

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

