

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)

To

Date: 06/09/2023

The Nirmiti Vastu Creation LLP, 8 , Namjoshi Bhavan, L.B.S.Road,Pune-411030.

Subject: Certificate of Cost Incurred for Development of [Project Name] having MahaRERA P52100002410- Nirmiti 25 East (Only Applicable for Project Registration), being developed by [Nirmiti Vastu Creation LLP]

Sir,

I **Ramesh Chinchani** have undertaken assignment of certifying Estimated Cost for **Nirmiti 25 East** having MahaRERA Registration Number- **P52100002410** (Only Applicable for Project Registration), being developed by **[Nirmiti Vastu Creation LLP]**

2. We have estimated the cost of Civil, MEP and Allied works required for 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 / Consultants. The Schedule of items and quantity required for the entire work as Calculated by **Hemant Patil** 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 aforesaid project under reference as **Rs.34,60,00,000/-** (Total of Table A & B) at The time 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 Internal & External works. as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) r Layout / Plotted Development from the PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented .

4. The Estimated Cost Incurred till date is calculated at **Rs. 21,45,70,000/-** (Total of Table A & B)the cost incurred is calculated on the basis of input Materials/Services use and unit cost of these Items.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the completions of the apartments and proportionate Completion of Internal and External Works, as per specifications mentioned in agreement of sale the Project is estimated at **RS.13,14,30,000/-** (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 and 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 and B Below.

TABLE – A

Building / Wing/Layout/Plotted Development bearing Number _____ or called _____ (to be prepared separately for each Building / Wing /Layout/of the Real Estate Development of Real estate Project)

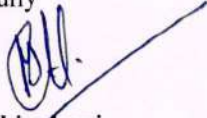
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing/Layout/Plotted Development as on date of Registration is	31,50,00,000/-
2	Cost Incurred as on date of certificate	19,84,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	63%
4	Balance Cost to be Incurred (Based on Estimated Cost)	11,65,50,000/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Table -c)	23,00,000/-

TABLE – B

Internal & External Development Works in Respect of Registered Phase

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	3,10,00,000/-
2	Cost incurred as on date certificate	1,61,20,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	52%
4	Balance Cost to be Incurred(Based on Estimated Cost)	1,48,80,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table- C)	Nil

Yours Faithfully



Ramesh S.Chinchani

[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: **Nirmiti Vastu Creation LLP**
Date: 23/08/2023



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. (**) Balance Cost to be incurred (4) may vary form 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 specification's are indicative and not exhaustive.
5. Please specify if there are any deviations I 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

SR.NO	List of Additional/Deleted Items	Amount (In RS.)

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