

Arshad Khan

Engineer

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Annexure – B

FORM - 2

[See regulation 3A]

ENGINEER'S CERTIFICATE

To,
Mr Sujay Bhansali
Proprietor
M/s Bhansali Realtors
1187/61, J M Road
Shivajinagar
Pune 411004

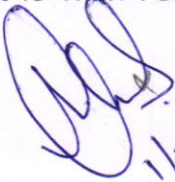
Subject : Certificate of Cost Incurred for Development of **HAUTE CAPITAL**, S No 154A/2/1, Plot A, Baner, Pune – 411045, developed by Mr Sujay Bhansali, proprietor of Bhansali Realtors.

Sir,

I have undertaken assignment of certifying Estimated Cost for project of **HAUTE CAPITAL**, consisting of Lower Ground + Upper Ground + Mezzanine + 4 floors at S No 154A/2/1, Plot A, Baner, Pune – 411045 having MahaRERA Registration Number : P52100033854 being developed by Bhansali Realtors, a proprietary concern of Mr Sujay Bhansai.

2. I have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external work of the project as per specifications mentioned in the agreement of sale. My estimate cost calculations are based on the drawings plans made available to me for the project under reference by the Developer. The Schedule of items and quantity required for the entire work as calculated by me, the assumption of the cost of the material, labour and other inputs made by developers and the site inspection carried out by me to ascertain/confirm the above analysis give to me.

3. I estimate the Total Estimated Cost of completion of the aforesaid project under reference at Rs 9,60,00,000/- (Total of Table A & B) at the time of Registration. The estimate Total Cost of project is with reference


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to the Civil, MEP and allied work required for completion of the Apartments and proportionated completion of internal and external works, as specifications mentioned in the agreement of sale and for the purpose of obtaining occupation/completion certificate for the building **HAUTE CAPITAL** from the Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimate Cost incurred till date is calculated at Rs 1,25,66,370/- (Total of Table A & B). The amount of Estimated cost Incurred is calculated on the basis of input material/services used and unit 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 8,34,33,630 (Total of Table A & B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external work, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this Certificate is as given Table A and B below :

TABLE A

Building/Wing/Layout/Plotted Development bearing Number : Nil or called **HAUTE CAPITAL**
(to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr No	Particulars	Amount (in Rs)
1	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on the Date of Registration	4,50,00,000
2	Cost Incurred as on date of the Certificate	74,62,155
3	Work done in Percentage (as percentage estimated cost)	16.58%
4	Balance Cost to be incurred (based on Estimate Cost)	3,75,37,845
5	Cost Incurred on Additional/Extra items not included in the Estimate Cost (Table C)	0

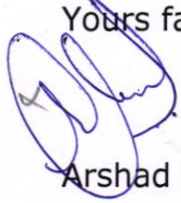

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TABLE B

Internal & External Development work in respect of registered phase

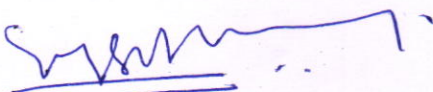
Sr No	Particulars	Amount (in Rs)
1	Total Estimate Cost of Internal & External Development work including amenities & facilities in the layout as on date of Registration	5,10,00,000
2	Cost Incurred as on date of the Certificate	51,04,215
3	Work done in Percentage (as percentage estimated cost)	10%
4	Balance Cost to be incurred (based on Estimate Cost)	4,58,95,785
5	Cost Incurred on Additional/Extra items not included in the Estimate Cost (Table C)	0

Yours faithfully,


1/2/23
Arshad Khan

Local Authority Licence No **REG/PMC/STE/1861/22**

Agreed and Accepted by



Mr Sujay Bhansali
Proprietor
Bhansali Realtors



Date : 01.02.2023

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specification 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, 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 estimate 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 specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/qualifications. Example : Any deviations in input material used from specification in agreement of sale.

TABLE C

List of Extra/Additional/Deleted Items considered in Cost.

Sr No	List of of Extra/Additional/Deleted Items	Amount (in Rs)
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