

Annexure B

FORM - 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 29.06.2024

1st Quarter (1 April to 30 June)

To,
GARVE DEVELOPERS AND BUILDERS,
GROUND, S NO 171/2, BH VIPUL PLASTO,
PUNE BYPASS MULSHI, RAAGA IMPERIO, TATHAWADE,
PIMPRI CHINCHWAD, PUNE, MAHARASHTRA, 411033

**Subject: Certificate of Cost incurred for Development of "Akshara Grandeur" at
Located "26/4/1(P), 26/4/2(P), Punawale, Pune- 411033.", having MahaRERA
Registration Number (P52100056316) being developed by GARVE DEVELOPERS
AND BUILDERS.**

Sir,

I, M/s. Rohinee Badgujar having an office at Royal Tranquille, Pimple Saudagar, Pune has undertaken the assignment of certifying the Estimated Cost for "Akshara Grandeur" having MahaRERA Registration Number (P52100056316) being developed by **GARVE DEVELOPERS AND BUILDERS,**

1. We have estimated the cost of Civil, MEP, and allied works required for the 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 Consultants. The Schedule of items and quantity required for the entire work as calculated by **GARVE DEVELOPERS AND BUILDERS,** (Quantity Surveyor) appointed by the Developer, the assumption of the cost of material, labor, and other inputs made by the Developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.



2. We estimate the Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 1,00,43,57,116/-** (Total of Table A & B) at the time of Registration. The estimated Total Cost of the project concerns the Civil, MEP, and Allied works required for the completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement of sale and to obtain the Occupation Certificate Completion Certificate for the Building(s) / Wing(s) / Layout from the Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost incurred to date is calculated at **Rs. 18,55,600/-** (Total of Table A & B). The amount of Estimated Cost incurred is calculated based on input materials/ services used and the unit cost of these items.

4. 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 the agreement of sale, of the project is estimated at **Rs. 1,00,25,01,516 /-** (Total of Table A & B).

5. 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
"Akshara Grandeur- A-1 Wing"

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Building/ Wing/ Layout/ Plotted Development as of date 29/06/2024 . of Registration is	Rs. 78,04,69,811/-
2	The cost incurred as of date 29/06/2024 . of certificate	Rs. 16,08,758/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.21%
4	Balance cost to be Incurred** (Based on Estimated cost)	Rs. 77,88,61,053/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated cost (Table - C)	-

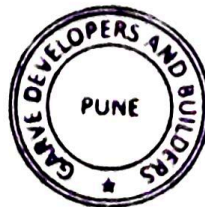
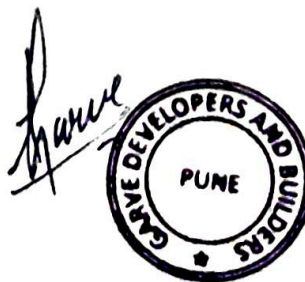


TABLE A
"Akshara Grandeur- A-2 Wing"

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Building/ Wing/ Layout/ Plotted Development as of date 29/06/2024 . of Registration is	Rs. 7,26,64,862/-
2	The cost incurred as of date 29/06/2024 . of certificate	Rs. 151070/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.21%
4	Balance cost to be Incurred** (Based on Estimated cost)	Rs. 7,25,13,792/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated cost (Table - C)	-

TABLE A
"Akshara Grandeur- Commercial"

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Building/ Wing/ Layout/ Plotted Development as of date 29/06/2024 . of Registration is	Rs. 4,60,66,393/-
2	The cost incurred as of date 29/06/2024 . of certificate	Rs. 95,772/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.21%
4	Balance cost to be Incurred** (Based on Estimated cost)	Rs. 4,59,70,621/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated cost (Table - C)	-



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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as of the date 29/06/2024 of Registration is	Rs. 10,51,56,050/-
2	The cost incurred as of 29/06/2024 of the certificate	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be Incurred** (Based on Estimate cost)	Rs. 10,51,56,050/-
5	Cost Incurred on Additional/ Extra Items not included in the Estimated Cost (Table - C)	-

Yours Faithfully,

ROHINEE BADGUJAR

M/s Rohinee Badgujar

LICENCE NO- PCMC/LE/0651/2017



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License No - PCMC/LE/0651/2017

Agreed and accepted by

Handwritten signature



GARVE DEVELOPERS AND BUILDERS

Date: **29/06/2024**

Note:

1. The scope of the work is to complete the Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in the agreement of sale.

2. (*) Quantity survey can be done by the office of the 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 an independent quantity surveyor being appointed by the Developer, the name has to be mentioned at the place marked (*), and in case of quantity is being calculated by the office of the 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 may vary from the 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 the 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 the agreement of sale.

TABLE C

List of Extra/ Additional/ Deleted Items Considered in 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		
3		



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