

Form - 2

[See Regulation 3]

Engineer's Certificate

Date: 10/04/2024

To,

Morde Construction
18, Nanak Society, Lane 11,
Kondhwa,
Pune, 411048.

Subject : Certificate of Cost incurred for Development of **Vrindavan Apartments** having Maha RERA Registration Number P 5210051968 being developed by Morde Construction..

Sir,

1. I Mr. Chandrashekhar D. Badhe have undertaken the assignment of certifying the Estimated cost for **Vrindavan Apartments** having Maha RERA Registration Number P 5210051968 being developed by Morde Construction.

2. 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 Mr. Chandrashekhar D. Badhe Quantity Surveyor* appointed by Developer/Engineer, 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.

3. We estimate the Total Estimated Cost of completion of the aforesaid project under reference at Rs 3,48,87,515=00 (Total of Table A and B) at the time of registration. The estimated Total cost of the project is with reference to the 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 and for the purpose of obtaining occupation certificate/completion certificate for the Buildings/ Wings/Layout/Plotted Development from the PIMPRI CHINCHWAD MUNICIPAL CORPORATION being the planning Authority under whose jurisdiction the aforesaid project is

being implemented.

4. The estimated cost incurred till date is calculated at Rs 2,21,22,432 =00 (Total of Table A and B). The amount of Estimated cost incurred is calculated on the basis of input materials/services used and the unit cost of these items.

5. The balance cost of completion of the Civil, MEP, and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in the agreement of sale, of the Project is estimated at

Rs. 1,27,65,083=00

6. I certify that the cost of the Civil, MEP and allied works for the apartments and proportionate internal & 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, VRINDAVAN APARTMENTS RAHATNI, (SINGLE BUILDING , Project , no wings)

Sr. No.	Particulars	Amounts
1.	The total Estimated cost of the buildings/wings as on date of Registration is	Rs. 2,37,98,450=00
2.	The cost incurred as of date of the certificate	Rs. 1,54.68,993=00
3.	Work done in Percentage (as a Percentage of the estimated cost)	65%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	35%
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	N.A.

TABLE B

Internal & External Development works in respect of the Registered Phase

Sr. No.	Particulars	Amounts
1.	The total Estimated cost of the internal and external Development Works including amenities and facilities	Rs. 1,10,89,065=00

	in the layout as on the date of Registration is	
2.	Cost incurred as of date of the certificate	Rs. 66,53,439=00
3.	Work done in Percentage (as a Percentage of the estimated cost)	60%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	40%
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	N.A.

Yours faithfully,


Chandrashekhar D. Badhe

B.E. Civil IIV CAT-I/F-2810

Consulting Engineer and Approved Valuer



Agreed and Accepted by:

Signature of Promoter

Name: Col S B MORDE

Date:

Note:

1. The scope of 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 are 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 (4) 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 an 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 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 the cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount
1.	NIL	NIL