

**SHUBHAM RAJESH SHINDE**

BE CIVIL

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**Annexure-B**  
**FORM -2**  
**(See Regulation 3]**  
**ENGINEER'S CERTIFICATE**

Date: 29.02.2024

To  
**M/S Shree Ram Builders & Promoters**  
501, "RATNADEEP", S.No. 89/9/91/2,  
Sahakar Nagar 2, Parvati, Pune 411009

**Subject: Certificate of Cost Incurred for Development of "CHANDAN APARTMENT" for Construction of One building of the situated on the, Plot bearing S.No. 88/1/5, CTS No.1306, Plot No. C3, Village : Parvati North, Tal : Haveli, Dist : Pune, Pin Code -411009**

Demarcated by its boundaries

- i. On or towards East : Plot No. C-2;
- ii. On or towards West : Plot No. C-4;
- iii. On or towards North : Colony Road;
- iv. On or Towards South : Vacant Space;

Of Division Pune City, Taluka Haveli, District Pune 411009  
admeasuring 540 Sq.mts. area being constructed by Shree Ram  
Builders And Promoters

Sir,

I **Shubham Rajesh Shinde** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under **MahaRERA vide No. dated /0 /2023** being "**CHANDAN APARTMENT**" of One building of the situated on the , **Plot bearing S.No. 88/1/5, CTS No.1306, Plot No. C3, Village : Parvati North, Tal : Haveli, Dist : Pune, Pin Code - 411009** admeasuring **540.00 Sq.mts.** area being developed by **M/S Shree Ram Builders And Promoters.**

1. **Following technical professionals are appointed by Owner:-**
  - (i) **Shinde Joshi Architect** as L.S. / Architect ;
  - (ii) **Strudcom Consultant Pvt. Ltd** as Structural Consultant
  - (iii) **M/s Raj Constructions** as Works Contract
  - (iv) **Mr. Shubham Shinde** as Quantity Surveyor \*

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Mr. Shubham Rajesh Shinde** quantity Surveyor\* 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. . 7,61,16,297/-** ( Total of **Table A**). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Pune 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. 10,05,453 /-** Total of **Table A**). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Pune Municipal Corporation (planning Authority) is estimated at **Rs. 7,51,10,844/-** ( Total of **Table A** ).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in **Table A** below :

**TABLE A**

Building /Wing bearing Number 1 or called

(to be prepared separately for each Building /Wing of the Real Estate Project)

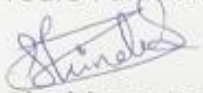
| Sr. No | Particulars                                                                                               | Amounts            |
|--------|-----------------------------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated cost of the building/wing as on 29.02.2024 date of Registration is                        | Rs. 7,61,16,297 /- |
| 2      | Cost incurred as on 29.02.2024<br>(based on the Estimated cost )                                          | Rs. 10,05,453 /-   |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 1.32%              |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                  | Rs. 7,51,10,844/-  |
| 5      | Cost Incurred on Additional /Extra Items as on 31.03.2024 not included in the Estimated Cost (Annexure A) | Rs. 0,00,000 /-    |

**TABLE B**

**Internal & External Development Works in Respect of the Registered Phase**

| Sr. No. | Particulars                                                                                                                                 | Amount (In.Rs) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1       | Total Estimated Cost Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is | NA             |
| 2       | Cost incurred as on date of certificate                                                                                                     | 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 not included in the Estimated Cost (Table-C)                                                        | NA             |

Yours Faithfully



**Shubham Rajesh Shinde**  
Civil Engineer

**Agreed and Accepted by:**

Signature of Promoter



SHREERAM BUILDERS  
& PROMOTERS

Name: Ajit D. Kulkarni  
**Shreeram Builders & Promoters**  
Date: 29/02/2024

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 from 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.
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 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       | NA                                     | NA              |
| 2       | NA                                     | NA              |