

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)

Dt: 23.11.2024

To

The DMK Infrastructure Pvt. Ltd.,
Gat No. 216/2, Moshi Alandi Road,
Moshi, Pune- 412105

Subject: Certificate of cost incurred for Development of 1 Building(s) STELLA F1 wing(s) of the 2nd phase of the project having MahaRERA registration number [P52100054567] being developed by DMK Infrastructure Pvt. Ltd

1.

Vishal Ingale have undertaken assignment of certifying Estimated Cost STELLA F1 wing(s) of the building of the 2nd Phase of the project having MahaRERA registration number [P52100054567] being developed by DMK Infrastructure Pvt. Ltd.

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 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 for the entire work as calculated by me (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 at **Rs. 21,40,98,000/-** (Total of Table A and B). The 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 and 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) / Layout / Plotted Development from the Pimpri Chinchwad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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Address : Flat No 304, Moshi-Alandi Road, Shree Ram Park Colony, Indraprasht Apartment, Moshi, Pune

4. The Estimated Cost Incurred till date is calculated at Rs. **7,28,55,358 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / 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 and external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs. **14,12,12,642 /-** (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 project as completed on the date of this certificate is as given in Table A and B below :

TABLE ABuilding /Wing bearing Number **STELLA F1**

(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 <u>30.09.2024</u> Date of Registration is <u>08.11.2023</u>	201,504,000
2	Cost incurred as on 31.03.2024 (based on the Estimated cost)	72,885,358
3	Work done in Percentage (as Percentage of the estimated cost)	36.17%
4	Balance Cost to be Incurred (Based on Estimated Cost)	128,618,642
5	Cost Incurred on Additional /Extra Items as on <u>31.03.2024</u> not included in the Estimated Cost (Annexure A)	-

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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.09.2024 date of Registration is 08.11.2023	12,594,000
2	Cost incurred as on 31.03.2024 (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,594,000
5	Cost Incurred on Additional /Extra Items as on 31.03.2024 not included in the Estimated Cost (Annexure A)	-

Yours Faithfully


Vishal Ingale
Project Engineer

For DMK Infrastructure Pvt. Ltd.


Director

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