

Aniket Nigade

Civil Engineer and Consultant

Annexure – B

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)

To,

Date:19-02-2024

The

ELLANZA CORP

Office no. 401, Ashok Sankul-II,

Ashok Nagar, Range Hills,

Pune - 411007,

Subject: Certificate of Cost Incurred for Development of [Project Name] having
MahaRERA Registration Number _____

Sir,

1. I Aniket Nigade have undertaken assignment of certifying Estimated Cost for
the ZENISTRY-B having MahaRERA Registration Number
_____ (Only Applicable after project Registration being
developed by ELLANZA CORP.

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2. We have estimated the cost of 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 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 Mr. Aniket Nigade Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labor 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 project under reference as Rs.35,00,00,000/-(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 & external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) / wings / layout / plotted development 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. 68,86,581/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials services used and unit cost of these items.

The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal &

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external works of the project as per specifications mentioned in agreement of sale is estimated at Rs. 34,31,13,419/- (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internal & external works of the project 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/Wing /Layout /Plotted development Bearing Number __ or called _
(To be prepared separately for each building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building/Wing /Layout /Plotted development as on _____ date of Registration is	35,00,00,000/-
2	Cost incurred as on date of certificate	68,86,581/-
3	Work done in Percentage (as Percentage of the estimated cost)	2 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	34,31,13,419/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Table C)	NIL

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TABLE B

Internal & external Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	-
2	Cost incurred as on date of certificate	-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Table C)	-

Yours Faithfully

ANIKET NIGADE



Agreed and accepted by:

For **ELLANZA CORP**



Authorized Signature

Name: Prakash Choudhary

Date: 19-02-2024



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Note:

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 the agreement to 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.

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Table C

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional / Deleted items	Amount (In Rs.)
1.	N/A	N/A
2.	N/A	N/A
3.	N/A	N/A