

Annexure-B
FORM -2
ENGINEER'S CERTIFICATE

To,
M/s. Ramdev Avighna Sky,
Ramdev House, Kenwood Park Road,
Near Seven Eleven School,
MiraRoad (E), Thane.

Subject: Certificate of Cost Incurred for Development for construction work of Building No. 1, 2, and 3, building known as “**Ramdev Avighna Sky**” situated on land bearing city S.NO:271 (OLD) / 82 (NEW), H.NO.3, 4 & 6 AT VILLAGE: NAVGHAR, TAL & DIST.: MIRA BHAYANDAR; THANE, proposed to be registered under MahaRERA being developed by M/s. Ramdev Venkatesh Buildcon.

Sir,

"I Mr. JITEN PATEL have undertaken assignment of certifying Estimated Cost for the Subject Real Estate project proposed to be registered under MahaRERA, Building No. 1, 2 and 3, building known as “**Ramdev Avighna Sky**” situated on land bearing city S.NO:271 (OLD) / 82 (NEW), H.NO.3, 4 & 6 AT VILLAGE: NAVGHAR, TAL & DIST.: MIRA BHAYANDAR; THANE, proposed to be registered under MahaRERA being developed by M/s. Ramdev Venkatesh Buildcon.

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 required for the entire work as calculated by Mr. Gaurav Mishra 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 to ascertain/ confirm the above analysis given to us.

3. We estimate total Estimated Cost of completion of the aforesaid project under reference as **Rs. 177 CRORE/-** (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 for the purpose of obtaining occupation certificate/ completion certificate for the building(s)/wing(s)/ Layout/Plotted Development from MBMC (i.e. Mira Bhayander Municipal Corporation) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated as **Rs. 6 Crore /-** (Total of Table A and B).The amount of Estimated Cost Incurred is calculated on the base of input materials/ services used and unit cost of these items.

**JITEN
SATISHBH
AI PATEL**

Digitally signed by JITEN SATISHBHAI PATEL
DN: cn=Jiten Patel, postalCode=400092, st=MAHARASHTRA,
street=402 SAMBHRUJA BLDG, S.V.P. PATEL
ROAD, MULUNDI SUBURBAN, BORIVALI
WEST, 400092, o=MIRAJ SUBURBAN, o=Personal
serialNumber=7265C6d525B419505C9676d4a4
5F42772358570eb140D6acca941154,
pseudoym=40c4303060429e894fadc9955377
2.5.4.20=056F0F0496C517627A3b8e62d99b3cb
b361d7545ca871c21b3c5b64b6e4
email=JITEN2112@GMAIL.COM, cn=JITEN
SATISHBHAI PATEL
Date: 2024.12.02 15:34:51 +05'30'

6. 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 agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below

**Building 1, 2 & 3 /WING/ Layout Plotted Development building bearing Number or called
"Ramdev Avighna Sky"**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building/Wing/ Layout/ Plotted Development as on date of Registration is	Rs. 171 CRORE
2	Cost incurred as on date	Rs. 6 CRORE
3	Work done in Percentage (as Percentage of the estimated cost)	3.51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 165 CRORE
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	NIL

Internal & External Development Works in respect of the Registered Phase

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 6 CRORE
2	Cost incurred as on date of certificate	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6 CRORE
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	NIL

[illegible]

JITEN
SATISHBH
AI PATEL

Digitally signed by Jiten Satishbhai Patel
DN: cn=postal, c=IN, o=5092, ou=MAHARASHTRA,
street=402 RAMNUPA BLDG 5 V PATEL
ROAD AMBAJI SURSARANJANWADI WEST, 400092,
mail=jiten.satisbhai@personal.
se2172587.com-725ce6cb351619555c9b7846258,
serial=7258770e14ff3164c6a1c151154,
pseudoemail=40c45f03b0a3e28e94fadcd995f537,
2.5.4.20=0564f10138f17c623abbe62c99b8c40ab3e
d75f5ecad7c21b35656efc4e4,
email=jiten212@gmail.com, cn=jiten SATISHBHAI
PATEL.
Date: 2024.12.02 15:17:52 +05'30'

Agreed and Accepted by:
For M/s. Ramdev Avighna Sky.

Tolerance or Permissiveness

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 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 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.
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 agreement of sale.

List of Extra / Additional / Deleted Items considered in Cost
(Which were not parts of the original Estimated of Total Cost)

Sr. No	List of Extra / Additional / Deleted Items	Amount (Rs)
1	NIL	NIL
2	NIL	NIL

