

Annexure-B

FORM-2

[see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On going Project and for withdrawal of Money from Designated Account-Project wise)

Date: 10-10-2025

To

TRISHA CONSTROTECH,

501, Aditri, Final Plot No.4/22,

Erandwane, Pune- 411004.

Subject: Certificate of Cost Incurred for Development of 9 JAGDISH having MahaRERA. Registration Number P52100055453 for the period up to 30th September 2025.

Sir,

I Mr. Mayur Gajanan Saoji have undertaken assignment of certifying Estimated Cost for 9 JAGDISH having MahaRERA Registration Number P52100055453, being developed by Constrotech.

2. We have estimated the cost of Civil, MEP and Allied works required for 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. Rajesh Jujhare 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.16,32,00,000/-** (Total of Table A & B) At The time 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 as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings) Wing 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.3,19,58,313/-**, (Total of Table A & B) cost incurred is calculated on the basis of input Materials/Services use and unit cost of these Items.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the completions of the apartments and proportionate Completion of internal and External Works, as per specifications mentioned in agreement of sale the Project is estimated at **Rs.13,12,41,687/-** (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 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 9 Jagdish (to be prepared separately for each Building/Wing /Layout of the Real Estate Development of Heal estate Project)

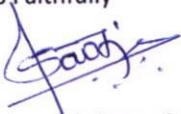
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing/Layout Plotted Development as on date of Registration is	16,32,00,000/-
2	Cost Incurred as on date of certificate	Rs.3,19,58,313/-
3	Work done in Percentage (as Percentage of the estimated cost)	19.58%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.13,12,41,687/-
5	Cost Incurred on Additional Extra Items as not included in the Estimated Cost (Table- C)	NA

TABLE-B

Internal & External Development Works in Respect of 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	0/-
2	Cost incurred as on date certificate	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	NA

Yours Faithfully



Mr. Mayur Gajanan Saoji

Signature & Name with Stamp of Engineer

[Not Less Than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License no: (if applicable)

Agreed And Accepted By:



Signature of Promoter

Name: Trisha Constrotech

Partner

Date: 10/10/2025

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 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 Cast to be incurred (4) may vary from Difference between Total estimated Cost (1) and Accrual 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

TABLE- C

List of Extra/Additional Deleted items considered in Cost

SR.NO	List of Additional/Deleted Items	Amount (In RS)
	N.A	-
	N.A	-

(Which were not part of the original Estimate of Total Cost)