

# RAHUL SUBHASH MUTHA

Annexure - B

Form -2

(See Regulation 3)

## ENGINEER'S CERTIFICATE

To,

Date: 13.10.2025

PLATINUM PRIDE,  
CTS 1211/B SHUKRAWAR PETH,  
PUNE-411002

Subject: Certificate of Cost Incurred for Development of **PG ASHWIN** having  
MahaRERA Registration Number **P52100078703**.

Sir,

1. I, **Rahul Subhash Mutha** have undertaken assignment of certifying  
Estimated Cost for the **PG ASHWIN** having MahaRERA Registration  
Number **P52100078703** being developed by **PLATINUM PRIDE**.
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. Rahul Subhash Mutha** 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.5,33,68,540/- (Total of Table A and B). The estimated Total

'A' 1604, Vardhamanpura, Bibvewadi Kondhva Road, Near Gangadham, Market Yard, Pune 411 037



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& 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.1,00,64,860/- (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.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale is estimated at Rs.4,33,03,680/- (Total of Table A and B).
6. 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:



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**TABLE A**

Building/Wing /Layout /Plotted development Bearing Number called PG ASHWIN (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	5,33,68,540/-
2	Cost incurred as on date of certificate	1,00,64,860/-
3	Work done in Percentage (as Percentage of the estimated cost)	18.86%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,33,03,680/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Table C)	0

**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	NIL
2	Cost incurred as on date of certificate	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL





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Sr. No.	Particulars	Amount
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Table C)	NIL

Yours Faithfully



**RAHUL SUBHASH MUTHA**

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)

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,

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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 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.	NIL	
2.		
3.		



*Peter Gundeche*

