



AWHAD CONSULTING ENGINEERS

Palghar Office : D/113, M.V. Supermarket, Nr.Hutatma Chowk (Panchbatti), Kacheri Road, Palghar – 401 404

Cell : 8087365000/7020143675

Email : awhadconsultingengineers@gmail.com/ace10palghar@gmail.com

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)

Date: 10th Oct 2023

To,
Rajyog Builders & Developers,
At Flat No.5,C-Wing,
Giriraj Apartment,
Tal:Dist:Palghar 401404

Subject: Certificate of Cost Incurred for Construction Work of building for the Project named as “**Rajyog Heights**” situated on the Plot bearing. S.no. 101/A Hissa No. 3/2, demarcated by its boundaries Road at East to S.no. 101/A/pt at west and S.no. 103 at north to S.no. 101/A/pt at South village–Palghar, taluka, Palghar, District-Palghar, PIN 401404. Plot area admeasuring 4810.00 Sq. Mt. on which approved F.S.I. for Building No.3 Stilt+7 is 3351.61 & Building No.4 Stilt +7 is 1651.79 sq.mt. Being developed by **Rajyog Builders & Developers.**

Respected Sir,

I Mr. Ganesh Awhad, (On behalf of Awhad Consulting Engineers) have undertaken the assignment of certifying Estimating Approximate Construction Cost for the Subject Real Estate Project proposed to be registered under MahaRERA., Project Name Project named as “**Rajyog Heights**” situated on the plot bearing S.no. 101/A Hissa No. 3/2 of Division Konkan Village: Palghar, taluka: Palghar, District: Palghar, PIN: 401404. Plot area admeasuring 4810.00 Sq. Mt. on which approved F.S.I. for Building No.3 Stilt+7 is 3351.61 & Building No.4 Stilt +7 is 1651.79 sq.mt. Being developed by Rajyog Builders & Developers.

Following technical professionals are appointed by Owner / Promoter: -

- i. **Mr. Roshan Ravindra Patil** as Architect
- ii. **M/s Awhad Consulting Engineers, Shri. Ganesh Awhad** as Structural Consultant



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1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Buildings of the project. Our estimated cost calculations are based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by quantity Surveyor* appointed by Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the "Building No.3 & 4" of the aforesaid project under reference as **Rs. 16,20,00,000 (Sixteen Crores Twenty Lakhs Only) (Total of Table A & B)** i.e. Building Cost for "Building No.3" is **Rs. 10,20,00,000 (Ten Crores Twenty Lakhs Only) (Table A)**, Building Cost for "Building No.4" is **Rs. 5,40,00,000 (Five Crores Forty Lakhs Only) (Table A)** & Cost of the Internal and External Development Work for "Building No.3 & 4" is **Rs. 60,00,000 (Sixty Lakhs Only) (Table B)** respectively. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Palghar Municipal Council being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The estimated cost incurred till date "Building No.3" is **Rs. 1,53,00,000 (One Crore Fifty Three Lakhs Only)(Table A)**, Building Cost for "Building No.4" is **Rs. 81,00,000 (Eighty One Lakhs Only) (Table A)** & cost of the Internal and External Development Work for "Building No.3 & 4" is **Rs.0.00 (Table B)**. The amount of estimated cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and allied works of the "Building No.3" & "Building No.4" of the subject project to obtain Occupation Certificate/ Completion Certificate from Collector Authority Palghar is estimated as Building Cost for "Building No.3" is **Rs. 8,67,00,000 (Eight Crores Sixty Seven Lakhs Only) (Table A)**, Building Cost for "Building No.4" is **Rs. 4,59,00,000 (Four Crores Fifty Nine Lakhs Only) (Table A)** & Cost of the Internal and External Development Work for "Building No.3 & 4" is **Rs. 60,00,000 (Sixty Lakhs Only) (Table B)** respectively.
5. I certify that the cost of the Civil, MEP and allied works for the aforesaid project as completed on the date of this certificate is as given in Table A & B below:-



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TABLE A
[Rajyog Heights:- Building No.3]

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is 10/10/2023	10,20,00,000/-
2.	Cost incurred as on 10/10/2023	1,53,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	15.00%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	8,67,00,000/-
5.	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table —C)	0.00/-

TABLE A
[Rajyog Heights:- Building No.4]

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is 10/10/2023	5,40,00,000/-
2.	Cost incurred as on 10/10/2023	81,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	15.00%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	4,59,00,000/-
5.	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table —C)	0.00/-

TABLE B
[Rajyog Heights:- Building No.3 &4]

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 10/10/2023	60,00,000
2.	Cost incurred as on 10/10/2023	0.00
3.	Work done in percentage (as percentage of the estimated cost)	0.00%
4.	Balanced cost to be Incurred** (Based on Estimated Cost)	60,00,000
5.	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table —C)	0.00

For Awhad Consulting Engineers,

Ganesh Awhad
Awhad Consulting Engineers
Structural Engineers
Licence No.: 1123 /SE/2016

For RAJYOG BUILDERS & DEVELOPERS

PARTNER



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Signature of Promoter

Name:-

Date:-

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 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.

TABLE C

List of Extra/Additional/Deleted Items considered in cost
(which were not part of original Estimate of Total Cost)

SR.NO	LIST OF EXTRA/ADDITIONAL/DELETED ITEMS	AMOUNT (IN RS)
1	NIL	NIL
2	NIL	NIL