

FORM 2
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: 3/02/2022

M/s Velx Constructions LLP,
Shop No 2, Siddheshwar Prasad Building,
Gulab Nagar, Dhankawadi, Pune 411043.

Subject :Certificate of Percentage of Completion of Construction Work of Basil Mondale Project [Maha RERA Registration Number] situated on the Plot of bearing Sr.No 32 Hissa No.1B Final demarcated by its boundaries (latitude and longitude of the end points) Sr.No 32/1A Property of Mr. P.A Inamdar to the North, Mundhwa Manjri Road to the South, Property of Mr. Ashok Dhamdhere to the East, Sr.No 32/2/1 Property of Mr. Devram Lonkar & Mr.Ramrao Lonkar to the West Pune of Division, Village: Mundhwa, Taluka: Haveli, District: Pune. Pin: 411036 Admeasuring – 15075.00 Sq.mts. Area being developed by - M/s Velx Constructions LLP.

Sir,

I Mr. Sameer Abdul Rashid Shaikh have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Basil Mondale Project [Maha RERA Registration Number] situated on the Plot of bearing Sr.No 32 Hissa No.1B Final demarcated by its boundaries (latitude and longitude of the end points) Sr.No 32/1A property of Mr. P.A Inamdar to the North, Mundhwa Manjri Road to the South, Property of Mr. Ashok Dhamdhere to the East, Sr.No 32/2/1 Property of Mr. Devram Lonkar & Mr. Ramrao Lonkar to the West Pune of Division, Village: Mundhwa, Taluka: Haveli, District: Pune. Pin: 411036 Admeasuring – 15075.00 Sq.mts. Area being developed by - M/s Velx Constructions LLP.

1. Following technical professionals are appointed by Owner /Promoter: -

- (i) M/s Cubix Architects Associates as L.S/Architect.
- (ii) M/s Structure Vision as Structural Consultant.
- (iii) M/s Siddhi Vinayak Consultants as MEP Consultant.
- (iv) M/s keystone QS Unlimited as Quantity Surveyor.

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) 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 M/s keystone Qs Unlimited quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.1230500000.00 /- (Total of Table A and B). 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 P.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs.7461356.00/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from P.M.C (planning Authority) is estimated at Rs.1223038644.00/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A
Building /Wing bearing Number Five or called Wing "Building"
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 3/02/2022	Rs. 1150000000.00 /-
2	Cost incurred as on 3/02/2022 (Based on the Estimated cost)	Rs. 58,00,086.00 /-
3	Work done in Percentage (As Percentage of the Estimated cost)	0.50 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1144199914.00 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

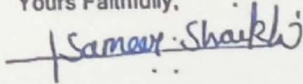
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Sumeet Shukla

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

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 3/02/2022	Rs. 8,05,00,000/-
2	Cost Incurred as on 3/02/2022 (Based on the Estimated cost)	Rs. 1661270.00 /-
3	Work done in Percentage (As Percentage of the Estimated cost)	2.06 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 78838730.00 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully,



Signature of Engineer

(Mr. Sameer Abdul Rashid Shaikh)

* Note

1. The scope of work is to complete the entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate / Completion Certificate.
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. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
4. 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.

Annexure A

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