

Dattatray Kapare

FORM-2

ENGINEER'S CERTIFICATE

Date: 05-08-2021

To

Mantra Kingdom PVT LTD.
T4-T5, Metro pole Building,
Bund Garden Road, Camp,
Pune-411001

**Subject: Certificate of Cost Incurred for Mantra Monarch for Construction of A3 building(s)
& Development of the 2nd Phase**

[Maha RERA Registration Number... P52100024453]

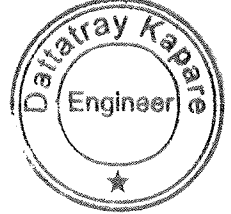
Situated on the Plot bearing S.NO. 31/1A PART 31/2 PART at Balewadi Taluka Haveli District
Pune By M/s. Mantra Kingdom.
to the NORTH S. NO. 30,
to the EAST ADJ. PLOT S. NO. 31 By 3 Part ,
to the SOUTH ADJ. 30 MTR. Wide DP Road,
to the WEST S. NO. 29 By 4 PART
at Balewadi Taluka Haveli District Pune admeasuring 2000.00 Sqm. being developed
by Mantra Kingdom.

Ref: Maha RERA Registration Number _ P52100024453

Sir,

I **Mr. Dattatray Kapare** have undertaken assignment of certifying Estimated Cost for the Subject

Real Estate Project proposed to be registered under Maha RERA, being A3 Building(s)
of the Situated on the Plot bearing S.NO. 31/1A PART 31/2 PART at Balewadi Taluka Haveli
District Pune PIN 411045 admeasuring 2000.00 Sqm. area being developed by Mantra Kingdom.



1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s/Shri/Smt Mitesh Sidhpura as L.S. / Architect ;
 - (ii) M/s /Shri / Smt Design Werkz Engineering Pvt. LTD as Structural Consultant
 - (iii)M/s /Shri / Smt Convenient MEP consultant LLP as MEP Consultant
 - (iv)M/s /Shri / Smt Vishal Ugale 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 Mr.Vishal Ugale quantity Surveyor* 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs_20, 13, 06,994.00 (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 PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,53,24,728.00 (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 PMRDA(planning Authority) is estimated at Rs 16,59,82,266.00(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 :

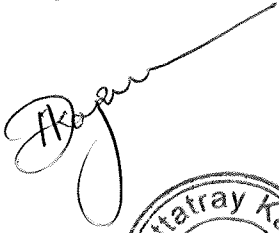
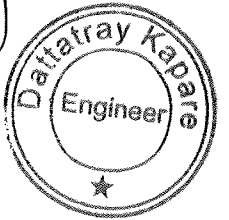



TABLE A

Building-A3

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 18-07-2020 date of Registration is	Rs. 16,30,99,440.00/-
2.	Cost incurred as on 05-08-2021 (Based on the estimated cost)	Rs. 2,48,06,138.00/-
3.	Work done in Percentage (As Percentage of the estimated cost)	15 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,82,93,302.00/-
5.	Cost Incurred on Additional /Extra Items as on 18-07-2020 not included in the Estimated Cost (Annexure A)	Rs. _____/-

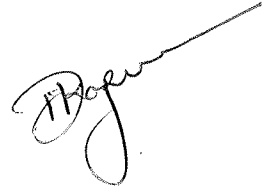


TABLE B

Building: - Development Works

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 18-07-2020 Date of Registration is	Rs. 3,82,07,554.00/-
2.	Cost incurred as on 05-08-2021 (Based on the estimated cost)	Rs. 1,05,18,590.00/-
3.	Work done in Percentage (As Percentage of the estimated cost)	28 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,76,88,964.00/-
5.	Cost Incurred on Additional /Extra Items As on 18-07-2020 not included in The Estimated Cost (Annexure A)	Rs. _____/-

[Signature]

Dattatray Kapare
Engineer