



FORM-2
ENGINEER'S CERTIFICATE



Date : 28th January 2021

To,
M/s Tirupati Estates
Office No A-102, ICC Trade Tower,
Senapati Bapat Road,
Pune- 411016

Subject : Certificate of Cost Incurred for Development of WELWORTH BLUESCAPES for Construction of 3 building of (MahaRERA Registration Number) APPLIED FOR REGISTRATION situated on the Plot bearing Survey No. 13A + 13B, Wadgaon Budruk, Pune - 411 041 demarcated by its boundaries (latitude and longitude of the end points) River to the North Survey no. 10 to the South Survey No 13/2 to the East Survey No 9 to the West of Division Pune Village Wadgaon Budruk Taluka Haveli District Pune PIN 411 041 admeasuring 27,500 sq.mts. area being developed by TIRUPATI ESTATES,

Ref :- MahaRERA Registration Number _____

Sir,
We Planedge Consultants Pvt. Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 3 Building A, B and C Wings of project situated on the plot bearing Survey No. 13A + 13B of Division Pune Village - Wadgaon Budruk, Taluka - Haveli, District - Pune, PIN - 411041, admeasuring 27,500 sq. mts. area being developed by TIRUPATI ESTATES

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s / Shri / Smt as L.S. / Architect; - Ankur Associates
 - (ii) M/s / Shri / Smt as Structural Consultant - M/s. G. A. BHILARE CONSULTANTS PVT. LTD.
 - (iii) M/s / Shri / Smt as MEP Consultant - SKYLINE MEP CONSULTANTS
 - (iv) M/s / Shri / Smt as Project Management Consultants - M/s. Planedge Consultants Pvt.Ltd
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 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. 35,65,01,312/- (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 Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

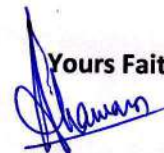
4. The Estimated Cost Incurred till date is calculated at Rs.0 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at Rs. 35,65,01,312/- (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
Wing A, B & C

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building / wing as on <u>28.1.2021</u>	35,65,01,312
2	Cost incurred as on <u>28.1.2021</u> (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	35,65,01,312
5	Cost Incurred on Additional / Extra Items as on <u>28.1.2021</u> not included in the Estimated Cost (Annexure A)	0

Table B Development Work

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on	2,87,50,000
2	Cost incurred as on <u>28.1.2021</u> (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred. (Based on Estimated Cost)	2,87,50,000
5	Cost Incurred on Additional / Extra Items as on <u>28.1.2021</u> not included in the Estimated Cost (Annexure A)	0

Yours Faithfully,

(License No.)