

VINAYAK KISHOR GARVE AND ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS

Sr.No. 61/62, Kawade Nagar, Navi Sangvi, Pune 411027

Ph. No. 9545552300

FORM – 2
(See Regulation 3)
ENGINEER'S CERTIFICATE

Date - 31/12/2022

To,
M/s Vinayak Enterprises
Through its Proprietor,
Mr. Kishor Shankar Garve.

Subject: - Certificate of cost incurred for Development of Eastern River Residency, No. Building(s) 1, consisting of Wing F of the Project (MahaRERA Registration Number P52100026039) situated on the plot bearing Survey No 90 Hissa No. 1 demarcated by its boundaries (latitude and longitude of the end points) Towards East by part of property bearing S.No 90/1, Towards West by 45 meters Road, Towards South by part of property bearing S.No 90, Towards North by part of property bearing S.No 90, Village Pimple Gurav, Taluka Haveli, District Pune, PIN 411061 being developed by M/s Vinayak Enterprises.

Ref: MAHARERA Registration Number P52100026039.

Sir,

1. I Mr. Vinayak Kishor Garve have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA being Eastern River Residency, No. Building(s) 1, consisting of Wing F of the Project (MahaRERA Registration Number P52100026039) situated on the plot bearing Survey No 90 Hissa No. 1 demarcated by its boundaries (latitude and longitude of the end points) Towards East by part of property bearing S.No 90/1, Towards West by 45 meters Road, Towards South by part of property bearing S.No 90,



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Towards North by part of property bearing S.No 90, Village Pimple Gurav, Taluka Haveli, District Pune, PIN 411061 being developed by M/s Vinayak Enterprises.

2. We have estimated the cost of Civil, MEP and Allied works required for completion of apartments and proportionate completion of internal & external works of the project as per specifications mentioned in Agreement to Sale. Our estimated cost calculations are based on the Drawings / Plans made available to us for the project under reference by the Developer and consultants. The schedule of items and quantity for the entire work as calculated by VKG Associates 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 to ascertain/confirm the above analysis given to us.
3. We estimate total estimated cost of completion of the buildings(S) of the aforesaid project under reference as Rs. 50,21,22,226/- (total of table A and B). The estimated total cost of project is with reference to the Civil, MEP and allied works required for completion of apartments and proportionate completion of internal & external works of the project as per specifications mentioned in Agreement to Sale and for the purpose of obtaining occupation certificate/completion certificate for the building(S) from the City Engineer, PCMC, Pune-18, being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. 42,39,28,660/- (total of table A & B). The amount of estimated cost incurred is calculated on the basis of input materials/services used and unit cost of these items.



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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 to Sale of the Project is estimated at Rs. 7,81,93,566/- (total of table A & B).
6. I certify that the cost of the Civil, MEP and allied work apartments and proportionate of internal & external works of the project as per specifications mentioned in Agreement to Sale of the aforesaid project as completed on the date of this certificate is as given in table A and B below.

TABLE A
Eastern River Residency Wing F

Sr. No.	Particulars	Amount
1.	Total Estimated cost of Building /Wing as on 31/12/2022.	Rs. 49,96,22,226/-
2.	Cost incurred as on date of Certificate	Rs. 42,39,28,660/-
3.	Work done in percentage (as percentage of the estimated cost.)	84.85%
4.	Balance cost to be incurred (based on estimated cost	Rs.7,56,93,566/-
5.	Cost incurred on additional / extra items not included in the estimated cost (Table-C)	N.A

TABLE B

Sr. No.	Particulars	Amount
1	Total estimated cost of the internal and external development works including amenities and facilities in the layout as on 31/12/2022.	Rs. 25,00,000/-



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2	Cost incurred as on 31/03/2021 (based on the estimated cost.)	Rs.0/-
3	Work done in percentage (As percentage of the estimated cost.)	0%
4	Balance cost to be incurred. (Based on estimated cost.)	Rs. 25,00,000/-
5	Cost incurred on additional / extra items as on 31/12/2022 not included in the estimated cost (Table-C)	N.A

Yours Faithfully

M/s VKG Associates.
(License No. PCMC/LE/678/2021)



Agreed and Accepted by
M/s Vinayak Enterprises
Mr. Kishor Shankar Garve



***Note**

1. The scope of work is to complete 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

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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 labour, 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.

Table-C

List of extra / additional items executed with cost.

(Which were not parts of the original estimate of total cost)

Sr.No	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.	N.A	N.A
2.	N.A	N.A

