

FORM-2 [See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 30th June 2023

To
M/S. Highpoint Landmark LLP,
Mahalunge, Mulshi.

Subject: Certificate of Cost Incurred for Development of **Itrend Futura** for Construction of Residential 06 Nos building(s) "**Tower A, Tower B, Tower C, Tower D, Tower E, Tower F**" situated on Plot bearing No. **39(1) (Sector R12), Village Mahalunge, Taluka Mulshi Pune 411045** demarcated by its boundaries Latitude/Longitude... **18.569717343025 / 73.7517783650485** Division Village Mahalunge, Taulka- Mulshi, District-Pune, PIN-411045 admeasuring **44,182.Sq.mts.** area being developed by **M/S Highpoint Landmark LLP.**

Ref: RERA Registration No. - P52100050688

Sir,

I / We **Harshal Wani** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 03 Nos, of Buildings "**Tower A, Tower B, Tower C, Tower D, Tower E, Tower F**" situated on Plot bearing No. **39(1) (Sector R12), Village Mahalunge, Taluka Mulshi Pune 411045** Admeasuring **44,182. Sq.mts.** area being Developed by **M/s. Highpoint Landmark LLP, Pune**

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

- (i) M/s. Vka Architecture as L.S./Architect;
- (ii) M/s. Strudcom Consultants Pvt Ltd as Structural Consultant
- (iii) M/s. Skyline MEP Consultant: as MEP Consultant
- (iv) M/s/. Harshal Wani as Site Engineer

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, 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.243,56,36,150/-** Total of Tower A to F). 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 Engineer Certificate for Itrend Futura

Harshal



the PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 6,26,78,804/- (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 PCMC (planning Authority) is estimated at Rs.237,29,57,346/- - (Total of Tower A, B, C,D,E,F).

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

Buildings called I-Trend Life Plus "Tower A, B, C,D,E,F" Building

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2023 date of registration is	Rs.222,05,89,580/-
2	Cost incurred as on 30/06/2023 (based on the Estimated cost)	Rs. 3,92,75,015/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.77%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.218,13,14,565/-

TABLE B: Buildings called I-Trend Life Plus "Tower A, B, C,D,E,F" Building

Note: Total development cost

Sr.No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2023 date of Registration is	Rs. 21,50,46,570/-
2	Cost incurred as on 30/06/2023 (based on the Estimated cost)	Rs2,34,03,789/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.88%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,16,42,781/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Annexure A)	Rs,0/-

Yours Faithfully,

Harshal

Signature of Engineer



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Agreed and Accepted by

Sachin
Signature of Highpoint

Engineer Certificate for Itrend Futura



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*** 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 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.

Annexure A – Not Applicable

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

Harshal