

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: 09.01.2024

To

The SSPL Landmarks LLP

Address:- Office No-503, 5th Floor, The Space,

Sr No-63, Grant Road, Near EON IT Park,

Kharadi, Pune -411014.

Subject: Certificate of Cost Incurred for Development of [The Strand] for Construction of A Wing of the (P52100050923) situated on the Plot bearing Survey no. 18/1/2/3,19/1/2 demarcated by its boundaries (latitude and longitude of the end points)Unique Youtopia Project to the North 24 mtr.DP Road to the South Unique Youtopia to the East 9 mtr. DP Road to the West of Division Pune village Kharadi taluka Haveli District Pune PIN 411014 admeasuring 6500.00 sq.mts. area being developed by SSPL Landmarks LLP

Ref: RERA Registration Number P52100050923

Sir,

I Mr. Ganesh Kumbhoje have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being A Wing of the situated on the plot bearing Survey no. 18/1/2/3,19/1/2 of Division Pune village Kharadi taluka Haveli District Pune PIN 411014 admeasuring 6500.00 sq.mts. area being developed by SSPL Landmarks LLP

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

- I. M/s. Cubix Architect Associates as Architect;
- II. M/s Strudcom Consultant Pvt Ltd as Structural Consultant
- III. M/s Siddhivinayak MEP Consultant as MEP Consultant
- IV. Mr. Ganesh Kumbhoje as Quantity Surveyor *

1. 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.Ganesh Kumbhoje 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs- **78,64,00,000.00**(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 PMC Pune being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 5,67,69,800.00** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 PMC Pune (planning Authority) is estimated at **Rs-72,96,30,200.00**(Total of Table A and B).
5. 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:

6. TABLE – A

7. Wing bearing Number A (Commercial) or called The Strand

8. (to be prepared separately for each Building / Wing /Layout/of the Real Estate Development of Real estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing/Layout/Plotted Development as on date of Registration is	74,10,00,000.00
2	Cost Incurred as on date of certificate	5,18,70,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	7.%
4	Balance Cost to be Incurred (Based on Estimated Cost)	68,91,30,000.00
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Table -c)	0.00

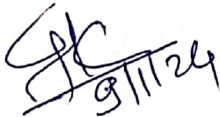
TABLE – B

Classification: Internal - Non - Shareable

9. Internal & External Development Works in Respect of Registered Phase

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	4,54,00,000.00
2	Cost incurred as on date certificate	48,99,800.00
3	Work done in Percentage (as Percentage of the estimated cost)	10.79%
4	Balance Cost to be Incurred(Based on Estimated Cost)	4,41,66,000.00
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table- C)	0.00

Yours Faithfully



Signature of Engineer
(Licence No REG/PMC/TEMP/0673/17)