

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

To,
Kolte-Patil Developers Limited
(Corolla Realty Ltd.Merged with KPDL)
Project :- Ivy Estate
2nd Floor, City Point
Dhole Patil Road
Pune-411001

Subject: Certificate of Cost Incurred for Development of "Ivy Estate " for Construction of Ivy Apartment E10/11/12 , E 16/17/18 , Premiere C2 & Ivy Villas 24 Nos. , Primo Commercial - 8 Nos.(MahaRERA Registration Number - yet to be applied) situated on the Plot bearing CTS No.Gat No.677,687+689,690 to 710, Village-Wagholi, Tal-Haveli, Dist-Pune demarcated by its boundaries (NW- 18° 35' 6" N:74° 0' 4" E, NE-18° 35' 6" N :74° 0' 3" E, SE- 18° 34' 54" N: 74° 0' 28" E, SW-18° 34' 57" N:73° 59' 57" E) Adjoining 18.00 RP Road to the North , Adjoining Gat No.676 to the South, Adj Forest Land to the East, Gat No.687(P) to the West of Division - Pune, Village- Wagholi , Taluka- Haveli, District- Pune, Pin- 412207 admeasuring **6527.49** Sq.mts.(Plinth Area) being developed by Kolte-Patil Developers Limited. (Corolla Realty Merged With KPDL)

Sir,
I, Vijay Patil have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project ongoing project (MahaRERA Registration Number - yet to be applied) situated on the Plot bearing Gat No.677,687+689,690 to 710, Village-Wagholi , Taluka- Haveli, District- Pune, Pin- 412207 admeasuring **6527.49** Sq.mts.(Plinth Area) being developed by Kolte-Patil Developers Limited. (Corolla Realty Merged With KPDL).

- 1 Following technical Professionals are appointed by Kolte-Patil Developers Limited -
 - (i) M/s. Space Designer Syndicate as L.S./Architect
 - (ii) M/s. JW Consultants LLP as Structural Consultant
 - (iii) M/s. Mclin Consultant Pvt Ltd. ,Consulting Electrical Engineers Combine as MEP Consultant
- 2 I 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 I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 106,11,53,357/- (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** (Pune Metropolitan Region Development Authority) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

- 4 The Estimated Cost Incurred till date is calculated at Rs. 22,47,48,228/- (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** (Pune Metropolitan Region Development Authority) Being planning Authority is estimated at Rs. 83,64,05,129/-(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

(To be prepared separately for each Building /Wing of the Real Estate Project)
Building /Wing bearing Number E10/11/12 or called Building Apartment E 10/11/12

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	377,998,004
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	82,435,407
3	Work done in Percentage (as Percentage of the estimated cost)		22%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	295,562,597
5	Cost Incurred on Additional /Extra Items as on <u>30.06.2017</u> Not included in the Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number E16/17/18 or called Building Apartment E 16/17/18

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	377,730,692
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	85,603,205
3	Work done in Percentage (as Percentage of the estimated cost)		23%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	292,127,487
5	Cost Incurred on Additional /Extra Items as on <u>30.06.2017</u> not included in the Estimated Cost (Annexure A)	Rs.	

Building /Wing bearing Number_C2 or called Building Premeire C2

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	186,021,156
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	40,916,888
3	Work done in Percentage (as Percentage of the estimated cost)		22%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	145,104,268
5	Cost Incurred on Additional /Extra Items as on <u>30.06.2017</u> _not included in the Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number_Ivy Villas_ or called Building Ivy Villas

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	109,265,294
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	15,792,728
3	Work done in Percentage (as Percentage of the estimated cost)		14%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	93,472,566
5	Cost Incurred on Additional /Extra Items as on <u>30.06.2017</u> _not included in the Estimated Cost (Annexure A)	Rs.	-

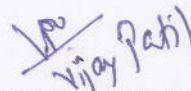
Building /Wing bearing Number_Shops _ or called Building Primo Commercial

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	10,138,212
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	-
3	Work done in Percentage (as Percentage of the estimated cost)		0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	10,138,212
5	Cost Incurred on Additional /Extra Items as on <u>30.06.2017</u> _not included in the Estimated Cost (Annexure A)	Rs.	-

TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amount	
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30.06.2017</u> date of Registration is	Rs.	1,061,153,357
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost).	Rs.	224,748,228
3	Work done in Percentage (as Percentage of the estimated cost).		21%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.	836,405,129
5	Cost Incurred on Additional /Extra Items as on <u>30.06.2017</u> not included in the Estimated Cost (Annexure A).	Rs.	-

Yours Faithfully,


 Signature of Engineer
 Name:
 (License No. - NA)
 Address:

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.

Annexure A

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