

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 Noshaving MahaRERA Registration Number - P52100001066 being developed by Kolte-Patil Developers Limited. (Corolla Realty Merged With KPDL)

Sir,

1. I Gaurang Joshi have undertaken assignment of certifying Estimated Cost for having MahaRERA Registration Number - P52100001066, being developed by Kolte-Patil Developers Limited. (Corolla Realty Merged With KPDL).

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity for the entire work as calculated by Ms. Snehal Bonde, 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 building(s) of the aforesaid project under reference as Rs. 106,11,53,357/- (Total of Table A and B) at the time of Registration. 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, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) / Wing(s) / Layout // Plotted Development from the PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 96,72,74,632.56/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the Project is estimated at Rs.9,38,78,725/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building / Wing / Layout / Plotted Development bearing Number _____ or called _____
 (to be prepared separately for each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Building - Apartment E 10/11/12

S.No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the building/wing as on date of Registration is	26,08,46,201
2	Cost incurred as on 31-12-2021 (based on the Estimated cost)	25,49,60,324
3	Work done in Percentage (as Percentage of the estimated cost)	98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	58,85,876
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	-

Building Apartment E 16/17/18

S.No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the building/wing as on date of Registration is	26,08,46,201
2	Cost incurred as on 31-12-2021 (based on the Estimated cost)	25,60,17,178
3	Work done in Percentage (as Percentage of the estimated cost)	98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	48,29,023
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	-

Building Premeire C2

S.No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the building/wing as on date of Registration is	13,32,12,267
2	Cost incurred as on 31-12-2021 (based on the Estimated cost)	12,82,83,334
3	Work done in Percentage (as Percentage of the estimated cost)	96%
4	Balance Cost to be Incurred (Based on Estimated Cost)	49,28,933
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	-

Building Ivy Row House

S.No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the building/wing as on date of Registration is	9,85,47,890
2	Cost incurred as on 31-12-2021 (based on the Estimated cost)	2,56,25,491
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,29,22,399
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	-

Building Primo Commercial

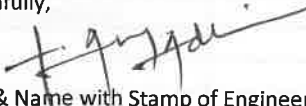
S.No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the building/wing as on date of Registration is	62,73,750
2	Cost incurred as on 31-12-2021 (based on the Estimated cost)	9,61,257
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	53,12,493
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	

TABLE B

Internal & External Development Works in Respect of the Registered Phase

S.No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	30,14,27,049
2	Cost incurred as on 31-12-2021 (based on the Estimated cost)	30,14,27,049
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	

Yours Faithfully,



Signature & Name with Stamp of Engineer.

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License No. _____ (If applicable)

Agreed and Accepted by:

Signature of Promoter

Name:

Date:



Vinayak Jogdeo
31/1/2022

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (**) Balance Cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
6. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in

Table C

List of Extra/Additional/Deleted Items considered in Cost

(which were not part of original Estimate of Total Cost)

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