

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

To,
Kolte-Patil Developers Limited
2nd Floor, City Point
Dhole Patil Road
Pune-411001

Subject: Certificate of Cost Incurred for Development of "24K OPULA" for Construction of A,B,C & D Buildings, (MahaRERA Registration Number - yet to be applied) situated on the Plot bearing CTS No. 786 to 790, 796, 791, 792, 793, 794, 781, 782, 783, 794, 795, Survey No.-17/1/1/1+2+3+4, 18/6A+6B+6C+6D, 18/3C/1, 18/3A/2, 18/3D, Plot No. D demarcated by its boundaries (NW-18° 34' 48" N:73° 47' 05" E, NE- 18° 34' 47" N:73° 47' 06" E, SE- 18° 34' 37" N:73° 47' 00" E, SW-18° 34' 39" N:73° 46' 58" E) Adjoining s. No. 18 part to the North, Adjoining S. No. 17 Part to the South, 24 mtr wide DP road to the East, River Mula to the West of Division - Pune, Village- Pimple Nilakh, Taluka- Haveli, District- Pune, Pin- 411027 admeasuring 31492.54 Sq.mts. Area being developed by Kolte-Patil Developers Limited.

Sir,

I, ANIL ADHIKARI have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project, ongoing project being A,B,C & D Buildings (MahaRERA Registration Number - yet to be applied) situated on the Plot bearing CTS No. 786 to 790, 796, 791, 792, 793, 794, 781, 782, 783, 794, 795, Survey No.-17/1/1/1+2+3+4, 18/6A+6B+6C+6D, 18/3C/1, 18/3A/2, 18/3D, Plot No. D of Division- Pune, Village- Pimple Nilakh, Taluka- Haveli, District- Pune, Pin- 411027 admeasuring 31492.54 Sq.mts. Area being developed by Kolte-Patil Developers Limited.

1 Following technical Professionals are appointed by Kolte-Patil Developers Limited -

- (i) Shri. Vikas Achalkar as Architect
- (ii) M/s. JW Consultants LLP as Structural Consultant
- (iii) M/s. MEP Consulting Engineers as MEP Consultant
- (iv) Ms. Sudeshna Desai as Quantity Surveyor

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 Ms. Sudeshna Desai, 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.

3 I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 243,32,77,860/- (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 Pimpri Chinchwad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date is calculated at Rs. 52,10,83,361/- (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 Pimpri Chinchwad Municipal Corporation (planning Authority) is estimated at Rs. 191,21,94,499/- (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 :

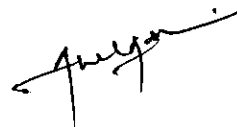


TABLE A
(To be prepared separately for each Building /Wing of the Real Estate Project)
Building /Wing bearing Number _____ or called **Building A**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>26.06.2017</u> date of Registration is	Rs.	707,510,611
2	Cost incurred as on <u>26.06.2017</u> (based on the Estimated cost)	Rs.	223,779,649
3	Work done in Percentage (as Percentage of the estimated cost)		32%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	483,730,961
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number _____ or called **Building B**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>26.06.2017</u> date of Registration is	Rs.	575,255,750
2	Cost incurred as on <u>26.06.2017</u> (based on the Estimated cost)	Rs.	182,585,996
3	Work done in Percentage (as Percentage of the estimated cost)		32%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	392,669,754
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number _____ or called **Building C**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>26.06.2017</u> date of Registration is	Rs.	575,255,750
2	Cost incurred as on <u>26.06.2017</u> (based on the Estimated cost)	Rs.	66,415,928
3	Work done in Percentage (as Percentage of the estimated cost)		12%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	508,839,822
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-

[Signature]

Building /Wing bearing Number _____ or called **Building D**

S.No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on <u>26.06.2017</u> date of Registration is	Rs. 575,255,750
2	Cost incurred as on <u>26.06.2017</u> (based on the Estimated cost)	Rs. 48,301,788
3	Work done in Percentage (as Percentage of the estimated cost)	8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 526,953,962
5	Cost Incurred on Additional /Extra Items as on _____ 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>26.06.2017</u> date of Registration is	Rs. 2,433,277,860
2	Cost incurred as on <u>26.06.2017</u> (based on the Estimated cost).	Rs. 521,083,361
3	Work done in Percentage (as Percentage of the estimated cost).	21%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1,912,194,499
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. -

Yours Faithfully,


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

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