

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: - 22 Jan 2018.

To
Shree Pushkar Developers
 D-Bldg., First Floor, Siddheshwar Nagar,
 Airport Road, Vishrantwadi,
 Pune - 411015

Subject: Certificate of Cost Incurred for Development of Construction Work of The Wing DEF of the project – The Leaf_Phase II_Wing DEF [RERA Registration- P52100001414] situated on the plot bearing S. No. 35/20/15/A, 35/20/15/B, 35/20/15/2, 35/20/15/3, 35/20/15/4, 35/20/15/5, 35/20/16/A, 35/20/16/B, 35/20/16/C, 35/20/16/2, 35/20/16/3, 35/20/16/4, 35/20/16/5, 35/20/16/6, 35/20/16/7, 35/20/16/8, 35/20, 35/20A(P), 35/21, 35/22 demarcated by its boundaries, 18°26'2.616" N Latitude & 73°53'13.1964" E Longitude to the North, 18°26'1.2516" N Latitude & 73°53'13.7364" E Longitude to the South, 18°26'2.562" N Latitude & 73°53'13.9884" E Longitude to the East and 18°26'0.3624" N Latitude & 73°53'12.3828" E Longitude to the West of Division Pune village Yewalewadi old village Kondhwa (Bk.), Tal. Haveli, Dist. Pune, PIN - 411048.

admeasuring 10027.39 sq.mts. area being developed by Shree Pushkar Developers.
 Ref: MahaRERA Registration Number P52100001414

Sir,

I Meenakshi S Bhore have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being The Wing DEF of the project – The Leaf_Phase II_Wing DEF [RERA Registration- P52100001414] situated on the plot bearing S. No. 35/20/15/A, 35/20/15/B, 35/20/15/2, 35/20/15/3, 35/20/15/4, 35/20/15/5, 35/20/16/A, 35/20/16/B, 35/20/16/C, 35/20/16/2, 35/20/16/3, 35/20/16/4, 35/20/16/5, 35/20/16/6, 35/20/16/7, 35/20/16/8, 35/20, 35/20A(P), 35/21, 35/22 demarcated by its boundaries, 18°26'2.616" N Latitude & 73°53'13.1964" E Longitude to the North, 18°26'1.2516" N Latitude & 73°53'13.7364" E Longitude to the South, 18°26'2.562" N Latitude & 73°53'13.9884" E Longitude to the East and 18°26'0.3624" N Latitude & 73°53'12.3828" E Longitude to the West of Division Pune village Yewalewadi old village Kondhwa (Bk.), Tal. Haveli, Dist. Pune, PIN - 411048

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Following technical professionals are appointed by Owner / Promoter :-

- (i) M/S Telesis Architects & Designers Pvt. Ltd. as L.S. / Architect ;
 (ii) M/S Ruikar & Associates as Structural Consultant
 (iii) M/S Apex as Plumbing & Empower as Electrical as MEP Consultant
 (iv) Shri Sachin A Dane as Quantity Surveyor *

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 other by

Sachin A Dane quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and 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.

309,343,315.52

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

4. The Estimated Cost Incurred till date is calculated at Rs 203,718,305.78

(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 PMC (planning Authority) is estimated at Rs 106,470,198.75 (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 :

Building /Wing bearing Number DEF or called Phase II

TABLE A :- (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 16 Jan 2018 date of Registration is	254,256,902.14
2	Cost incurred as on 16 Jan 2018 (based on the Estimated cost)	159,114,702.25
3	Balance Cost to be Incurred (as Percentage of the estimated cost)	95,142,199.89
4	Work done in Percentage (Based on Estimated Cost)	62.58%
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

TABLE B :- (to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16 Jan 2018 date of Registration is	55,086,413
2	Cost incurred as on 16 Jan 2018 (based on the Estimated cost)	44,603,604
3	Balance Cost to be Incurred (as Percentage of the estimated cost)	11,327,999
4	Work done in Percentage (Based on Estimated Cost)	80.97%
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

Yours Faithfully

Signature of Engineer
 Meenakshi S Bhore

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

Shree
Chauhan