

FORM-2[seeRegulation3]

ENGINEER'S CERTIFICATE

Date: 02.02.2022

**To,
V R SUKHWANI PROJECTS
S.NO. 85, OFFICE NO.-203- SUKHWANI BOULEVARD COMMERZ,
NEAR HP PETROL PUMP, SUS, PUNE- 411021**

Subject: Certificate of Cost Incurred for Development of Sukhwani Highlands for Construction of 2 buildings situated on the Plot bearing. Survey no- 214/3 demarcated by its boundaries (18.554493, 73.739817) By Remaining Land out of Survey No- 214/3 to the North, By Remaining Land out of Survey No- 214/3 to the South, By Remaining Land out of Survey No- 214/3 to the East, S .No.214/1 to the West of Village Sus, Taluka Mulshi, District Pune- PIN 411021 admeasuring 6000 sq.mts. Area being developed by VR Sukhwani Projects.

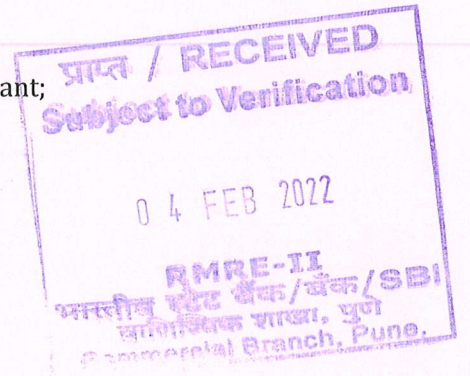
Ref: MahaRERA Registration Number- P52100019365

Sir,

I Dipak Sonawane have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 2 Building (s) 0 Wings(s) of the building situated on plot bearing Survey no.-214/3 of Village- Sus, Taluka- Mulshi, District – Pune. PIN 411021 admeasuring 6000 sq.mts. area being developed by V R Sukhwani Projects

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

- (i) M/s/Shri Avinash Nawathe Architects æ L.S. /Architect;**
- (ii) M/s/Shri G. A. Bhilare Consultants Pvt Ltd. As Structural Consultant;**
- (iii) M/s/Shri Unicorn M.E.P. Consultants Pvt. Ltd. As MEP Consultant;**
- (iv) M/s/Shri BICS Estimating & Costing as Quantity Surveyor***



4 FEB 2022

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 by BICS Estimating & Costing 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. We estimate Total Estimated Cost of completion of the building (s) of the aforesaid project under reference as Rs. 24,42,74,000/-. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) 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. 19,90,41,735/-. 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 (Planning Authority) is estimated at Rs. 4,52,32,265/-.

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**Building-A**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building A- as on date of Registration is 23-01-2019	Rs. <u>11,03,46,750/-</u>
2	Cost incurred as on 01-02-2022	Rs. <u>9,71,25,365/-</u>
3	Work done in Percentage	<u>88.01%</u>
4	Balance Cost to be Incurred	Rs. <u>1,32,21,385/-</u>
5	Cost Incurred on Additional /Extra Items As on 01-02-2022 not included in the Estimated Cost (Annexure A)	Rs. /-

Building- B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building B- as on date of Registration is 23-01-2019	Rs. <u>9,65,77,250/-</u>
2	Cost incurred as on 01-02-2022	Rs. <u>8,55,56,210/-</u>
3	Work done in Percentage	<u>88.58%</u>
4	Balance Cost to be Incurred	Rs. <u>1,10,21,040/-</u>
5	Cost Incurred on Additional /Extra Items As on 01-02-2022 not included in the Estimated Cost (Annexure A)	Rs. /-

TABLE-B

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 23-01-2019.	Rs. <u>3,77,50,600/-</u>
2	Cost incurred as on 01-02-2022 (based on the Estimated cost)	<u>Rs. 16,360,160 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>43.33%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,13,90,440/-</u>
5	Cost Incurred on Additional /Extra Items As on 01-02-2022not included in the Estimated Cost(Annexure A)	Rs. /-

Yours Faithfully



Dipak N. Sonawane

(Site Engineer)