

FORM 2

ENGINEER'S CERTIFICATE

Date: 05.07.2017

To

Neo Pharma Private Limited

"Kasturi Building", 5th Floor, Jamshedji Tata Road,
Churchgate Reclamation, Mumbai 400055, India.

Subject: Certificate of Cost Incurred for Development and Construction work of Project Kalpataru Jade Residences B [MahaRERA Registration Number] within the larger layout named Kalpataru Jade Residences situated on plot admeasuring an area of 1054.83 sq. mts, bearing Survey No 12 (P) at village Baner, Taluka Haveli, District Pune, PIN 411045; demarcated by its boundaries latitude 18°33'18.52"N and longitude 73°47'9.34"E to the North; latitude 18°33'17.27"N and longitude 73°47'9.82"E to the South; latitude 18°33'17.87"N and longitude 73°47'10.02"E to the East; latitude 18°33'17.79"N and longitude 73°47'9.21"E to the West; and being developed by Neo Pharma Private Limited.

Ref: MahaRERA Registration Number _____

Sir,

I, Vishwas D. Kadam have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Kalpataru Jade Residences B within the larger layout named Kalpataru Jade Residences, situated on the plot at Survey No.12(P), Village Baner, Taluka Haveli District Pune PIN 411045 admeasuring 1054.83 square meters area and being developed by Neo Pharma Private Limited.

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

- (i) Avinash Nawathe Architects as Architect
- (ii) J+W Consultants LLP as Structural Consultant
- (iii) Dnyanesh Bhawe & Associates and Abhiyanta Consulting Engineers LLP as MEP Consultants.
- (iv) Sanjay B. Kulkarni 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 Kalpataru Jade Residences B within the larger layout named Kalpataru Jade Residences. The estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Sanjay B. Kulkarni 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 me.

3. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 518,345,798/- (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 from the Pune 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. 151,400,372/- (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 of the subject project to obtain Occupation Certificate / Completion Certificate from Pune Municipal Corporation (Planning Authority) is estimated at Rs. 366,945,426/- (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
The Project Kalpataru Jade Residences B

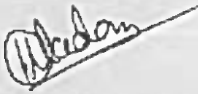
Sr. No	Particulars	Amounts
1.	Total Estimated cost of Kalpataru Jade Residences B as on 30-04-2017 is	Rs. 406,015,255 /-
2.	Cost incurred as on 30-04-2017 (based on the Estimated cost)	Rs. 126,395,294 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	31.13 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 279,619,960 /-
5.	Cost Incurred on Additional /Extra Items as on 30-04-2017 not included in the Estimated Cost (Annexure A)	NA

VISHWAS D. KADAM

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 30-04-2017	Rs. 112,330,543 /-
2.	Cost incurred as on 30-04-2017 (based on the Estimated cost)	Rs. 25,005,077 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	22.26 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 87,325,465 /-
5.	Cost Incurred on Additional /Extra Items as on 30-04-2017 not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully



Vishwas D. Kadam
License No. NA

Annexure A

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

(Not applicable)