

FORM-2

(See Regulation 3]

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:

To,
Lifestyle Developments,
S No 136, Opp Hotel Sayaji
Wakad, Pune 411057

Subject: Certificate of Cost Incurred for Development of **Royal Oak** for Construction of 4 building(s)/ Wing(s) of the Phase (MahaRERA Registration Number) situated on the Plot bearing ~~C.N. No./CTS No./Survey No./ Final Plot No.~~ **136/2/1,136/2/3,136/1A/1,136/1A/8,136/1A/10,136/1A/11,136/1A/12,136/1A/13** demarcated by its boundaries (latitude and longitude of the end points) **Survey No 137 to the North Survey No 142 to the South Service Road and National Highway to the East Part of Survey No 136 to the West of Division Pune Village Wakad, Taluka Mulshi, District Pune Pin 411057** admeasuring **8697 sq.mts.** area being developed by **Lifestyle Developments**

Ref: MahaRERA Registration Number _____

Sir,

I/ We **Shri Shyam Gunjal** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project "**Royal Oak**" proposed to be registered under MahaRERA, being 4 building(s)/ Wing(s) of the Phase (MahaRERA Registration Number) situated on the Plot bearing ~~C.N. No./CTS No./Survey No./ Final Plot No.~~ **136/2/1,136/2/3,136/1A/1,136/1A/8,136/1A/10,136/1A/11,136/1A/12,136/1A/13** demarcated by its boundaries (latitude and longitude of the end points) **Survey No 137 to the North Survey No 142 to the South Service Road and National Highway to the East Part of Survey No 136 to the West of Division Pune Village Wakad, Taluka Mulshi, District Pune Pin 411057** admeasuring **8697 sq.mts.** area being developed by **Lifestyle Developments**

- 1 Following technical professionals are appointed by Owner / Promoter :—
 - (i) ~~M/s /Shri/Smt~~ **Ar Sachin Sutar** (Prop-Unusual Spaces) as ~~L.S.~~ / Architect ;
 - (ii) ~~M/s /Shri/Smt~~ **Structural Vizon** as Structural Consultant
 - (iii) ~~M/s /Shri/Smt~~ **NA** as MEP Consultant
 - (iv) ~~M/s-/Shri/Smt~~ **Jeevan Somvanshi** 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 **Shri Jeevan Somvanshi** 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. 108729400/-** (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 **PCMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4 The Estimated Cost Incurred till date is calculated at **Rs. 36624640/-** (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 **PCMC** is estimated at **Rs.72104760/-** (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(1)

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

Building /Wing bearing Number B1B2 or called "Royal Oak B1B2"

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 25th Jul,2017 date of Registration is	Rs.91561600/-
2	Cost incurred as on 30th Jun,2017 (based on the Estimated cost)	Rs.36624640/-
3	Work done in Percentage (as Percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.54936960/-
5	Cost Incurred on Additional /Extra Items as on 30th Jun,2017 not included in the Estimated Cost (Annexure A)	Rs.

Table A(2)

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

Building /Wing bearing Number MHADA or called "Royal Oak MHADA"

(Proposed Building but not sanctioned)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 25th Jul,2017 date of Registration is	
2	Cost incurred as on 30th Jun,2017 (based on the Estimated cost)	Proposed but not sanctioned hence not estimated
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on 30th Jun,2017 not included in the Estimated Cost (Annexure A)	

Table A(3)

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

Building /Wing bearing Number A1 or called "Royal Oak A1"

(Proposed Building but not sanctioned)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 25th Jul,2017 date of Registration is	
2	Cost incurred as on 30th Jun,2017 (based on the Estimated cost)	Proposed but not sanctioned hence not estimated
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on 30th Jun,2017 not included in the Estimated Cost (Annexure A)	

Table A(4)

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

Building /Wing bearing Number A2A3 or called "Royal Oak A2A3"

(Proposed Building but not sanctioned)

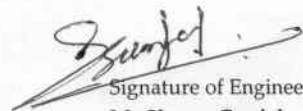
Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 25th Jul,2017 date of Registration is	
2	Cost incurred as on 30th Jun,2017 (based on the Estimated cost)	Proposed but not sanctioned hence not estimated
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on 30th Jun,2017 not included in the Estimated Cost (Annexure A)	

Table B

(to be prepared for the entire registered phase of the Real Estate Project)
Only related to Sanctioned building (B1B2)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26/07/2017 date of Registration is	Rs.17167800/-
2	Cost incurred as on 30th Jun,2017 (based on the Estimated cost)	Rs./-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.17167800/-
5	Cost Incurred on Additional /Extra Items as on 30th Jun,2017 not included in the Estimated Cost (Annexure A)	Rs./-

Yours Faithfully,


Signature of Engineer.
Mr Shyam Gunjal
(Licence No.)

* 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.
- 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 part of the original Estimate of Total Cost)