

ENGINEER'S CERTIFICATE

Date: 24.07.2017

To,
Mr. Rahul Garg,
Partner,
Gagan Realtors LLP

Subject: Certificate of percentage of completion of construction work of building(s)/Wing(s) A,B and Commercial of the project Gagan Signet situated on the plot bearing survey no. 66/11/1

Demarcated by boundries 18° 27' 09.15" N and 73° 52'47.84" E

S. No. 66/11/2 to the north,
S. No 66/11/1(P) to the south,
S no. 66/11/1(P) to the east and
24 Mtrs wide road to the west

of Pune Division, Kondhwa BK. village of Haveli taluka of Pune district – 411048 admeasuring 9888.26 sq.mts. Area being developed by M/S Gagan Realtors LLP

Dear Sir,

I Vaibhav Ingavale B.E.(CIVIL) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being building(s)/Wing(s) A,B and C of the project Gagan Signet situated on the plot bearing survey no. 66/11/1 of Pune Division, Kondhwa BK. village of Haveli taluka of Pune district – 411048 admeasuring 9888.26 sq.mts. Area being developed by M/S Gagan Realtors LLP

1. Technical Professional Details-

1. M/S. Malwadkar Architects - LS/Architect
2. Mr. Rajesh Mankani (Design Werkz) – Structural Consultant
3. M/s. Sumit Fire Engineers – Mechanical Consultant (Fire fighting)
4. M/s. Empower Electrical Consultant – Electrical Consultant
5. M/s. Urjal Consultant Pvt Ltd – Pumbing consultant
6. Mr. Rajesh Godha (PM) – Site Supervisor

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 Mr. Vaibhav Ingavale 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. 548,921,679.00/- 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 44,476,793.00/- 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 504,444,886.00/-

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 /Wing bearing Number or called A-Building.

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.182673776.148/-
2	Cost incurred as on 24.07.2017 (based on the Estimated cost)	Rs.10723869.000/-
3	Work done in Percentage (as Percentage of the estimated cost)	5.87%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.171949907.148/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	

Building /Wing bearing Number or called B-Building.

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.152450362.779/-
2	Cost incurred as on 24.07.2017 (based on the Estimated cost)	Rs.19300501.000/-
3	Work done in Percentage (as Percentage of the estimated cost)	12.66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.133149861.779/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	

Building /Wing bearing Number or called C-Building.

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.173930875.848/-
2	Cost incurred as on 24.07.2017 (based on the Estimated cost)	Rs.13124284.000/-
3	Work done in Percentage (as Percentage of the estimated cost)	7.55%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.160806591.848/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	

TABLE-B

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.39866664.22/-
2	Cost incurred as on 24.07.2017 (based on the Estimated cost)	Rs.1328139.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	3.33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.38538525.22/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	

Yours
Faithfully

Signature of
Engineer