

# Prashant Kulkarni

Project Engineer  
ITrend Homes

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FORM-2[see Regulation]

ENGINEER'S CERTIFICATE

Date: 20-06-17

To

High point landmark LLP,

I Trend Homes,

Hinjewadi Maan Pune.

Subject: Certificate of cost Incurred for Development of **I Trend Homes Phase-I** for construction of **3 building C, D, E wing(s)** of the **Three Building** situated on the plot bearing C.N.No/CTS No./s.no.**275/1+276/1 Maan** /Final plot no **07** demarcated by its boundaries (latitude and longitude of the end points)\_

(18° 35' 49.09"N/ 73° 41' 54.36"E to the North , 18° 35' 43.16"N/ 73° 41' 58.38"E to the South ,18° 35' 48.62"N/ 73° 41' 58.85"E to the East , 18° 35' 43.13"N/ 73° 41' 54.19"E to the West Future development of same project to the North , 15 mts. wide road,plot no 01 and S.no 275/2 - to the South, S.no 276/1,Plot No. 08 - to the East and S.No.262 to the West of Division. Pune,Village.Maan, Tal.Mulshi, District. Pune admeasuring 12943.94 sq mts area being developed]

Ref: RERA Registration Number \_\_\_\_\_

Sir,

**I Kulkarni Prashant** have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA,being **No 3 Building + development**

/C,D,E wing(s) of the **1<sup>st</sup> Phase** Building situated on the plot bearing C.N.No (CTS No./ **275/1+276/1 Maan** /Final plot no **07 Maan** of Division **Pune** village **Maan** taluka **Mulshi** District **Pune** PIN **411057** admeasuring **12943.94** sq.mts.area being developed by **High point landmark LLP**

1.Following technical professionals are appointed by owner/promoter:-

(i) M/s/ **VK:a architecture as Architect** as L.S./Architect;

(ii) M/s/ **Strudcom Consultants Pvt.Ltd.** as Structural Consultants

(iii) M/s **MEP Syetem Solutions** as MEP Consultant

(iv) M/s **Srujan construction management solution** as Quantity Surveyor

(V) M/S **Roots Design** as Landscape Consultant

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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 & consultants and the schedule of items and 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(C,D,E & Dev.) of the aforesaid project under reference as **Rs. 526483375.3** 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 purpose of obtaining occupation certificate/completion certificate for the building(C,D,E & Dev.) 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. 26751393.00** .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(C, D,E & DEV)of the subject project to obtain occupation certificate/completion certificate from **PMRDA**(planning authority is estimated at **Rs. 498902983.28** .

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 & B below

**TABLE A**

#### **Building – C**

#### **Building/Wing Called As C Building**

Sr.no.	Particulars	Amounts
1	Total estimated cost of the building/wing as on 20-06-17 date of Registration is	Rs.125,378,059.30
2	Cost incurred as on 20-06-17 (based on the estimated cost)	Rs.0.00
3	Work done in percentage(as percentage of the estimated cost)	0.00%
4	Balance cost to be incurred(based on estimated cost)	Rs.125,378,059.30
5	Cost incurred on Additional/Extra items as on _____ not included in the estimated cost (Annexure A)	Rs.0.00



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TABLE A

### Building – D

#### Building/Wing Called As D Building

Sr.no.	Particulars	Amounts
1	Total estimated cost of the building/wing as on 20-06-17 date of Registration is	Rs.103,536,472.90
2	Cost incurred as on 20-06-17 (based on the estimated cost)	Rs.828999.00
3	Work done in percentage(as percentage of the estimated cost)	0.80%
4	Balance cost to be incurred(based on estimated cost)	Rs.101878474.90
5	Cost incurred on Additional/Extra items as on _____ not included in the estimated cost (Annexure A)	Rs.0.00

TABLE A

### Building – E

#### Building/Wing Called As E Building

Sr.no.	Particulars	Amounts
1	Total estimated cost of the building/wing as on 20-06-17 date of Registration is	Rs.94,271,405.08
2	Cost incurred as on 20-06-17 (based on the estimated cost)	Rs.7571264.00
3	Work done in percentage(as percentage of the estimated cost)	8.03%
4	Balance cost to be incurred(based on estimated cost)	Rs.8,67,00,141.08
5	Cost incurred on Additional/Extra items as on _____ not included in the estimated cost (Annexure A)	Rs.0.00

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TABLE B

Development

Building/Wing Called As Development

Sr.No	Particulars	Amounts
1	Total estimated cost of the internal & External development works including amenities and facilities in the layout as on 20-06-17	Rs.203,297,438.00
2	Cost incurred as on 20-06-17 (based on the estimated cost)	Rs.18351130.00
3	Work done in percentage (as percentage of the estimated cost)	9.02%
4	Balance cost to be incurred (Based on estimated cost)	Rs.184946308
5	Cost incurred on Additional /Extra items as on _____ not included in the estimated cost(Annexure A)	Rs.0.00

Yours Faithfully

*Kulkarni PM*

Signature of Engineer  
(Mr.Kulkarni Prashant)