



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: 10th October 2017

To

M/s. Vornado Hinjawadi Township Private Limited,
C/o. IBPL,
Plot no. 15, Genesis Square,
Ground Floor, Hinjawadi, Phase II,
Pune 411057.

Subject: Certificate of Cost incurred for Construction & Development of Real Estate Project being developed on a portion of land admeasuring approximately (i) 582.11. Square meters or thereabout , and (ii) 836.55 square meters or thereabout (collectively the " **said Lands**") which form part of a larger land admeasuring about 1,27,571 square meters bearing R2/1 situate, lying and being at Rajiv Gandhi Infotech Park, Hinjawadi, Phase-III, within the village limits of Maan and outside the limits of Pune Municipal Corporation, Taluka. Mulshi, and registration Sub- District, Mulshi, District and Registration District Pune being constructed and developed by M/s. Vornado Hinjawadi Township Private Limited. "The Promoter"

Ref: MahaRERA Registration Number P52100004906.

Sir,

I/ We Destech Structural Consultants have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being developed on a portion of land admeasuring (i) 582.11. Square meters or thereabout , and (ii) 836.55 square meters or thereabout (collectively the " **said Lands**") which form part of a larger land admeasuring about 1,27,571 square meters bearing R2/1 situate, lying and being at Rajiv Gandhi Infotech Park, Hinjawadi, Phase-III, within the village limits of Maan and outside the limits of Pune Municipal Corporation, Taluka. Mulshi, and registration Sub- District, Mulshi, District and Registration District Pune being constructed and developed by M/s. Vornado Hinjawadi Township Private Limited.(" the Promoter")

- 1) Following technical professionals are appointed by Owner / Promoter :—
- M/s VK:a architecture as L.S. / Architect ;
 - M/s JW Consultants as Structural Consultant
 - M/s . Unicorn MEP Consultants Pvt. Ltd., as MEP Consultant
 - M/s DesTech Structural Consultants as Quantity Surveyor *





- 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 M/s Destech Structural Consultants, 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. 48,49,61,497/- (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 MIDC, Hinjawadi, Pune being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4) The Estimated Cost Incurred till 30th September 2017 is calculated at Rs. 97,440.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis 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 MIDC, Hinjawadi, Pune (Planning Authority) is estimated at Rs. 48,48,64,057.00 (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 (Building - "B")

Sr No	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 30-Sep-2017 for quarterly.	Rs. 17,13,90,204.00
2.	Cost incurred as on 30-Sep-2017	Rs. 41,090.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0%





4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,13,49,114.00
5.	Cost Incurred on Additional / Extra Items as on 30-Sep-2017 not included in the Estimated Cost (Annexure A)	Rs.0.00

TABLE A (Building – “ C ”)

Sr No	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 30-Sep-2017 for quarterly.	Rs. 23,50,36,649.00
2.	Cost incurred as on 30-Sep-2017	Rs. 56,350.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 23,49,80,299.00
5.	Cost Incurred on Additional / Extra Items as on 30-Sep-2017 not included in the Estimated Cost (Annexure A)	Rs.0.00

TABLE B**(to be prepared for the entire registered Phase of the Real Estate Project)**

Sr No	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 30-Sep-2017	Rs. 7,85,34,644.00
2.	Cost incurred as on 30-Sep-2017 (based on the Estimated Cost)	Rs. .0.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,85,34,644.00
5.	Cost Incurred on Additional / Extra Items as on 30-Sep-2017 not included in the Estimated Cost (Annexure A)	Rs. 0.00





Yours Faithfully

Signature of Engineer



M-153023-7

(license 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 specification 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)- NIL till date