

PRASHANT KULKARNI

CIVIL ENGINEER

OFF.ADD. - B.Sukhwani Builders 208/2A, Opposite Pimpri Church, Station Road, Pimpri, Pune-411018

Ph .No.(020)27425803 , 88888 33677

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 02/01/2024

To,
M/s Prime Properties,
S. No. 208/2A,
Laxmi Nilayam,
Station Road,
Pimpri, Pune - 411017

Subject : Certificate of Percentage of Completion of Construction Work of 1 number of building of the Project "SUKHWANI GRACIA PHASE 3 C WING" situated on the plot bearing Survey No. 221 & 222 of Division Pune Village Sus Taluka Mulashi District Pune Pin 411021 demarcated by its boundaries By 30 mtrs R P Road to the North, By Sus - Nande Road to the South, By balance area of S. No. 222 & Windows Group to the East, By balance area of S. No. 222 & Kumar Builders totally admeasuring area about 6178.72 Sq. Mtrs. being developed by M/s Prime Properties.

Ref : RERA Registration Number P52100007982

Sir,

I Mr.Prashant Shridhar Kulkarni have undertaken assignment of certifying Estimated Cost for the SUKHWANI GRACIA PHASE 3 C WING Project proposed to be registered under RERA, being plot bearing Survey No. 221 & 222 of Division Pune Village Sus Taluka Mulashi District Pune Pin 411021 and totally admeasuring area about 6178.72 sq. mtrs. Being developed by M/s Prime Properties.

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

(i) Creative Quotient as Architect;

(ii) M/s G.A.BHILARE as Structural Consultant

(iii) Shri Aniket Phale as 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

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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 me, 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. 35,43,91,700 /- 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 SRA & PMC, Pune being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31.12.2023 is calculated at Rs. 28,90,79,400/- 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 SRA, Pune (planning Authority) is estimated at Rs. 6,53,12,300 /-

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 called “SUKHWANI GRACIA PHASE 3 C WING” (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing & Development as on ____ is	Rs. 31,00,92,738/-
2	Cost incurred as on 31.12.2023 (based on the Estimated cost)	Rs. 28,01,28,703/-
3	Work done in Percentage (as Percentage of the estimated cost)	90.33 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,99,64,035/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	_____

Continued.....

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TABLE - B (Cost included above)

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on ____ is	4,42,98,962/-
2	Cost incurred as on 31.12.2023 (based on the Estimated cost).	Rs. 89,50,697/-
3	Work done in Percentage (as Percentage of the estimated cost).	20.20 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	3,53,48,265
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	_____

Yours Faithfully,

Mr.Prashant Shridhar Kulkarni



Signature of Engineer.

Agreed and Accepted by Promoter


For, M/s Prime Properties
Mr. Mahesh T. Sukhwani
Partner
Date : 02/01/2024
Place : Pune

