

ENGINEER'S CERTIFICATE

Date: 09/10/2019

To,
Shri. Arun Pitamber Sheth
M/s. Arun Sheth and Company
"Sheth House" S.No. 45/4 Karve Nagar,
D. P Road, Near Devdutta Co-op Society,
Pune 411052.

Subject: Certificate of Cost Incurred for Development of Building in the Project "Anika Piccadilly" phase 1 situated on the Plot bearing S. No. 45/5, 45/6/7/1, 47/4/1/2, 47/5, 47/5/1, 47/5/2, 47/6/1, Punawale, Taluka Mulshi, Pune 411033. demarcated by its boundaries latitude 18° 38' 22" N and longitude 73° 44' 09" E of the end points

Part of Project Anika Piccadilly to the North, Part of S. No. 47 to the South, Part of S. No. 47 to the East, S. No. 45 to the West, of City Pune Taluka Mulshi District Pune PIN 411033 admeasuring 5958 sq. mtrs. out of 24825 sq. mtrs. Area being developed by M/s. Arun Sheth and Company.

Sir,

I Sitaram Sanap have undertaken assignment of certifying Estimated Cost for Phase 1 consisting of 2 Buildings of the Project "Anika Piccadilly" phase 1 which is proposed to be registered under MahaRERA. The Project is being situated on the plot bearing S. No. 45/5, 45/6/7/1, 47/4/1/2, 47/5, 47/5/1, 47/5/2, 47/6/1, Punawale, Taluka Mulshi, Pune 411033. admeasuring 5958 sq. mtrs. out of 24825 sq. mtrs. area being developed by M/s. Arun Sheth and Company.

1. Following technical professionals are appointed by M/s. Arun Sheth and Company

1. Ms. Anupama Arun Sheth (M/s. Piankh Designing Spaces) as Architect.
2. Mr. G. A. Bhilare (G. A. Bhilare Consultants Pvt. Ltd) as Structural Consultant.
3. Mrs. Jayashree Munde (Shree MEP Services) as Plumbing Consultant
4. Mr. Shailendra Zopate (Zopate Electrical Consultant Pvt. Ltd.) as Electrical Consultant.
5. Mr. Sitaram Sanap as Site Engineer.

2. We have estimated the cost of the project to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of Building in the project "Anika Piccadilly" phase 1. 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 assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

1. We estimate Total Estimated Cost of completion of the building in the aforesaid project "Anika Piccadilly" phase 1 under reference as Rs. 43,00,00,000/-. 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 from the

Sitaram Sanap
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PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

2. The Estimated Cost Incurred till date is calculated at Rs. 25,00,000/- (Excluding Land cost). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
3. The Balance cost of Completion of the Civil, MEP and Allied works of the Building in the project "Anika Piccadilly" phase 1 to obtain Occupation Certificate / Completion Certificate from PCMC is estimated at Rs. 42,75,00,000/-.
4. 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 Below :

TABLE A
Project Anika Piccadilly phase 1

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building and site development on <u>09-10-2019</u> date of Registration is	<u>Rs. 43,00,00,000/-</u>
2	Cost incurred as on <u>09-10-2019</u> [based on the Estimated cost]	<u>Rs. 25,00,000/-</u>
3	Work done in Percentage [as Percentage of estimated cost]	<u>2%</u>
4	Balance Cost to be Incurred [Based on Estimated Cost]	<u>Rs. 42,75,00,000/-</u>
5	Cost Incurred on Additional / Extra Items as on --- not included in the Estimated Cost (Annexure A)	Rs. 0.00

Yours Faithfully

Sitaram Sanap
Engineer

Sanap
9/10/2019
Mr Sanap Sitaram L
Site Engineer