

ENGINEER'S CERTIFICATE

Date: 11/09/2019

To,

M/s. Unique Buildcon

S. No. 111/1, Shree Darshan Apartment,
Shop Nos. 1, 2, 3, Tank Road,
Yerwada, Pune - 411006

Subject: Certificate of Cost Incurred for Development of '**Unique Legacy Majestic**' for Construction Work of **A, B & C Building** of **Unique Legacy Majestic** Project situated on the Plot bearing Survey no. **35/1A/6, 35/1A/15 & 36/1A/14** demarcated by its boundaries (latitude **18°31'53.27" N** and longitude **73°56'44.40" E**) Village - Mundhwa, Taluka - Pune City, and District Pune - 411036 admeasuring **3,990 sq. mtrs.**, by Sr. Nos. **35(part) & 36 (part)** to the North, Sr. Nos. **35(part) & 36 (part)** to the South, Sr. No. **35/2 (Part)** to the East & Road to the West of Division Pune Village Mundhwa, Taluka - Pune City, District Pune, Pin 411036 being developed by M/s. Unique Buildcon.

Ref: MahaRERA Registration Number _____

Sir,

I/ We, Mr. Somnath Waghmode undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **A, B & C Building** of **Unique Legacy Majestic** Project situated on the Plot bearing Survey no. **35/1A/6, 35/1A/15 & 36/1A/14** demarcated by its boundaries (latitude **18°31'53.27" N** and longitude **73°56'44.40" E**) Village - **Mundhwa**, Taluka - **Pune City**, and District - Pune - 411036 admeasuring **3,990 sq. mts.**, by Sr. Nos. **35(part) & 36 (part)** to the North, **Sr. Nos. 35(part) & 36 (part)** to the South, **Sr. No. 35/2 (Part)** to the East & Road to the West of Division Pune Village **Mundhwa**, Taluka - **Pune City**, District Pune, Pin 411036 being developed by M/s. Unique Buildcon.

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

- (i) M/s Cubix Architects as L.S. / Architect ;
- (ii) Mr. Hitesh B. Lahoti as Structural Consultant.
- (iii) Mr. Somnath Waghmode as Site Engineer

2. I 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 me appointed by Developer/Engineer, and the


(Somnath waghmode)

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. 25,37,36,175/-** (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 PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 0/-** (Total of Table A and B). 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. 25,37,36,175/-** (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 /Wing bearing Number A Building

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 04/09/2019, date of Registration is	Rs. 7,34,17,515/-
2	Cost incurred as on 04/09/2019 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,34,17,515/-
5	Cost Incurred on Additional /Extra Items as on 04/09/2019 not included in the Estimated Cost (Annexure A)	Rs. 0/-

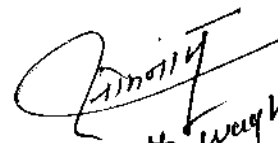

(Somnath Waghmode)

TABLE A**Building /Wing bearing Number B Building**

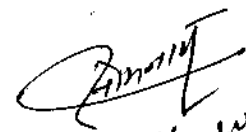
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 04/09/2019, date of Registration is	Rs. 7,10,51,745/-
2	Cost incurred as on 04/09/2019 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,10,51,745/-
5	Cost Incurred on Additional /Extra Items as on 04/09/2019 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE A**Building /Wing bearing Number C Building**

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 04/09/2019, date of Registration is	Rs. 7,50,70,665/-
2	Cost incurred as on 04/09/2019 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,50,70,665/-
5	Cost Incurred on Additional /Extra Items as on 04/09/2019 not included in the Estimated Cost (Annexure A)	Rs. 0/-



(Samrath Waghnade)

TABLE B

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Work including amenities and Facilities in the layout as on 04/09/2019 date of Registration is "	Rs. 3,41,96,250/-
2	Cost incurred as on 04/09/2019 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,41,96,250/-
5	Cost Incurred on Additional /Extra Items as on 04/09/2019 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully,



Signature of Engineer

Mr. Somnath Waghmode

(License No. REG/PMC/STE/0607/19)

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 specifications 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)

Amount payable to State government towards stamp duty & registration fees, amount of premium payable to obtain development rights to statutory authority.

- 1) Stamp Duty & registration: Rs. 42,38,000/-
- 2) Premium paid to obtain development rights to statutory authority: Rs. 67,98,643/-


(D. N. M. Waghmode)