

UDAY BHANDARE'S

CIVIL ENGINEERS CONSULTANCY

FORM-2

ENGINEER'S CERTIFICATE

Date : 25/07/2017

To,

The Carcanet Infra Projects Pvt Ltd.

Subject: Certificate of Cost Incurred for Development of Construction of "Royal Purandar" plotting scheme, Pune situated on the Gut no. 605/1 demarcated by its boundaries Gut no. 603 to the North, Gut no. 77 and 78 to the South, State Highway 64 along with Gut no. 605/2, 79, 80, & 81 to the East, Gut no. 605/2 & 603 to the West of Division Pune, village Devaditaluka Purandar, District Pune, PIN 412205. Totally admeasuring 411770 sq.mts. Area being developed By Carcanet Infra Projects Pvt. Ltd.

Ref : MahaRERA Registration Number

Sir,

I UdayBhandare have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being "Royal Puranadar" situated on the Gut no. 605/1 demarcated by its boundaries Gut no. 603 to the North, Gut no. 77 and 78 to the South, State Highway 64 along with Gut no. 605/2, 79, 80, & 81 to the East, Gut no. 605/2 & 603 to the West of Division Pune, village Devaditaluka Purandar, District Pune, PIN 412205. Totally admeasuring 411770 sq.mts. Area being developed By Carcanet Infra Projects Pvt. Ltd.

1. Following technical professionals are appointed by Carcanet Infra Projects Pvt. Ltd.

- (i) Mrs. VijayaDhawale as Architect
- (ii) M/s Structural Consultant - N/A
- (iii) M/s Unicorn M.E.P Consultants MEP Consultant
- (iv) Mr. AbhayKhaire as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion, of the Civil, MEP and Allied works, of the Plotting (s) of the project.

ADD. Flat No.8 C-II, Building, Gardenia Phase II, Somanath Nagar, Wadgaon Sheri, Pune - 411 014
Email- udaybhandarc15@gmail.com, Mob. No. - +91- 9881224998

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Our estimated cost calculations are based on the physical survey and inspection of all works executed also 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 "Acord Engineers " 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 plot(s) of the aforesaid project under reference as Rs. 45,27,42,429/- (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 Town Planning Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 17,65,55,252/- (Total of Table A and B) as on 31/03/2017. The amount of Estimated Cost to be 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 Town Planning Authority is estimated at Rs. 27,61,87,177/- (Total of Table A and B).

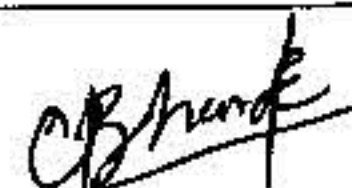
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29/07/2017 date of Registration is	Rs. 45,27,42,429/-
2	Cost incurred as on 31/03/2017 (based on the Estimated cost)	Rs. 17,65,55,252/-
3	Work done in Percentage (as Percentage of the estimated cost).	38.99%

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4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 27,61,87,177/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2017 not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,



UDAY BHANDARE

Civil Engineer

(Licence No.)

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* 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

NOT APPLICABLE

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

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