

VISHVAS SALUNKHE

Survey no.128/2, Green Park Society, Walhekarwadi Road, Chinchwad-411033

FORM-2 ENGINEER'S CERTIFICATE

Date: 05/10/2021

To
The Pegasus Properties Pvt. Ltd.
at Plot No. R-1/1A, R-1/1C, R-1/2, R-1/3 and R-1/4
at Rajiv Gandhi Infotech Park,
Phase-III, Hinjewadi,
Pune. 411057.

Subject: Certificate of Cost Incurred for Development of Construction Work of Mega polis Springs - Wing A of the - Phase of the Project [MahaRERA Registration Number: P52100018284] situated on the Plot bearing Plot no R-1/1A, R-1/1C, R-1/2, R-1/3 and R-1/4 demarcated by its boundaries (latitude and longitude of the end points) as below

1. 18° 34'36" & 73°40'50" to the North.
2. 18°34'24" & 73°19'41" to the South.
3. 18°34'48" & 73°41'16" to the East.
4. 18° 34'45" & 73° 40'48" & 18° 34'24" & 73° 40'47" to the West of Rajiv Gandhi Infotech Park, Phase 3, village Man & Bhoir Wadi, taluka Mulshi, District Pune. PIN 411057, admeasuring 1840.39 Sq. mtrs proportionate land area being developed by M/s Pegasus Properties Pvt. Ltd.

Sir,

I, **Vishvas Salunkhe**, have undertaken assignment of certifying Estimated Cost for **Mega polis Springs - Building C** of the - Phase of the Project, situated on the plot no. R-1/1A, R-1/1C, R-1/2, R-1/3 and R-1/4 of Rajiv Gandhi InfoTech Park, Phase 3, Man & Bhoir Wadi taluka Mulshi, District Pune. PIN 411057 admeasuring 1840.39 Sq. mtrs proportionate land area being developed by M/s Pegasus properties Pvt. Ltd.

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

- (i) **Shri Anil Madhusudan Kulkarni** as Architect
- (ii) **M/s J.W. Consultants Pvt.Ltd.** as Structural Consultant
- (iii) **M/s. Sampath Kumar Associates Pvt Ltd**, as MEP Consultant
- (iv) **Shri. Rohit Desai** as Site-In-Charge

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 _____ quantity Surveyor* appointed by Developer, 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. 11,92,33,519/-** (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, Pune** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 6,83,50,133 /-** (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 **MIDC, Pune** (planning Authority) is estimated at **Rs. 5,08,83,386/-** (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

For SPRINGS: Building - A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 9,72,73,255
2	Cost incurred as on 30 th September 2021 (based on the Estimated cost)	Rs 4,66,91,448/-
3	Work done in Percentage (as Percentage of the estimated cost)	- 48.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,05,81,807/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

TABLE B

For Springs: Development Work

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs 2,19,60,264 /-
2	Cost incurred as on 30 th September 2021 (based on the Estimated cost)	Rs 2,16,58,685/-
3	Work done in Percentage (as Percentage of the estimated cost)	98.627 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,01,579/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

Yours Faithfully,


Signature of Engineer