

FORM - 2 [see Regulation3]

ENGINEER'S CERTIFICATE

To

Pristine Properties,

Off. No. 501/502,

5th floor, Fortune House,

Prabhat Road, Pune - 411004

Subject: Certificate of Cost Incurred for Development of Pristine Greens Phase I for Construction of 4 Buildings of the 1ST Phase situated on the Plot bearing Survey No. 216 / 1(P), 216 / 2 (P), 228 / 1 (P), 228 / 2 (P) demarcated by its boundaries Phase II to the North, 24 mt. wide road to the South, 18 mt wide road to the East, Swaraj to the West of Division Pune, village Pimpri Chinchwad (M Corp.), taluka Haveli, District Pune, PIN - 412105 admeasuring 17214.09 sq.mts. area being developed by Pristine Properties

Ref: MahaRERA Registration Number _____

Sir,

I, Ramesh Rumale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 4 Buildings of the 1st Phase of the Project Pristine Greens Phase - I, situated on the plot bearing Survey No. 216 / 1(P), 216 / 2 (P), 228 / 1 (P), 228 / 2 (P) of Division Pune, village Pimpri Chinchwad (M Corp.), taluka Pune, district Pune PIN - 412105 admeasuring 17214.09 sq.mts. area being developed by Pristine Properties

Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s/Shri Sachin Sutar as L.S./Architect;
- (ii) M/s/Shri Hansal Parikh as Structural Consultant
- (iii) M/s/Shri Rahul Dhadphale and Shailendra Zopate as MEP Consultant
- (iv) M/s/Shri Pro Construction Management as Quantity Surveyor*

1. 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 Pro Construction Management 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.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 65, 23, 53, 080/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MIIP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the buildings from the Pimpri Chinchwad Municipal Corporation (PCMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 37, 02, 96, 227/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost
4. 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 (planning Authority) is estimated at **Rs. 28, 20, 56,853/-** (Total of Table A and B)
5. 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 Number 1 or called A 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 as on 25/06/2017 date of Registration is	Rs.15, 45, 53, 256/-
2.	Cost incurred as on 25/06/2017 (based on the Estimated cost)	Rs. 10, 36, 60, 697/-
3.	Work done in Percentage (as Percentage of the estimated cost)	67.07 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5, 08, 92, 559/-
5.	Cost Incurred on Additional / Extra Items as on 25/06/2017 not Included in the Estimated Cost (Annexure A)	NIL

Building/ Wing Number 2 or called B 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 as on 25/06/2017 date of Registration is	Rs. 8, 88, 82, 285/-
2.	Cost incurred as on 25/06/2017 (based on the Estimated cost)	Rs. 4, 80, 98, 276/-
3.	Work done in Percentage (as Percentage of the estimated cost)	54.11%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,07, 84, 008/-
5.	Cost Incurred on Additional / Extra Items as on 25/06/2017 not Included in the Estimated Cost (Annexure A)	NIL

Building/ Wing Number 3 or called 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 as on 25/06/2017 date of Registration is	Rs. 11, 31, 76, 174/-
2.	Cost incurred as on 25/06/2017 (based on the Estimated cost)	Rs. 6, 66, 21, 095/-
3.	Work done in Percentage (as Percentage of the estimated cost)	58.86 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4, 65, 55, 079/-
5.	Cost Incurred on Additional / Extra Items as on 25/06/2017 not Included in the Estimated Cost (Annexure A)	NIL

Building/ Wing Number 4 or called D 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 as on 25/06/2017 date of Registration is	Rs. 16, 33, 38, 675/-
2.	Cost incurred as on 25/06/2017 (based on the Estimated cost)	Rs. 10,59, 78,951/-
3.	Work done in Percentage (as Percentage of the estimated cost)	64.88%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,73, 59, 723/-
5.	Cost Incurred on Additional / Extra Items as on 25/06/2017 not Included in the Estimated Cost (Annexure A)	NIL

TABLE - B

(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 25/06/2017 date of Registration is	Rs. 13, 24, 02, 691/-
2.	Cost incurred as on 25/06/2017 (based on the Estimated cost)	Rs. 4, 59, 37, 208/-
3.	Work done in Percentage (as Percentage of the estimated cost)	34.70 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8, 64, 65, 484/-
5.	Cost Incurred on Additional / Extra Items as on 25/06/2017 not Included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

CERTIFIED
RAMESH RUMALE
PROJECT MANAGER

Sign:-

Date:-

Signature of Engineer

(License No.: Not Applicable)

*** 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 note exhaustive.

Annexure A

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