

FORM-2

ENGINEER'S CERTIFICATE

Date: 31-12-2022

To,

Goel Ganga India Pvt. Ltd.
3rd floor, San Mahu Complex, Opp. Poona Club,
5 Bund Garden Road, Camp,
Pune - 411001

Subject: Certificate of Percentage of Completion of Construction Work of project
"Ganga Altus"

Phase - Ganga Altus - WING D, E AND F

Building -

1. WING D – LG to 15th floor
2. WING D -16th to 24th floor
3. WING E – LG To 1st floor
4. WING E- 2nd to 16th floor
5. WING E-17th to 24th floor
6. WING F – LG TO 4th floor, being developed by Goel Ganga India Pvt. Ltd.

Sir,

1. I, Anand Jadhav have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project registered under **MAHA RERA Registration no P52100024713**

PROJECT - "Ganga Altus"

Phase - Ganga Altus - WING D, E AND F

Building -

1. WING D – LG to 15th floor
2. WING D - 16th to 24th floor
3. WING E - LG To 1st floor
4. WING E- 2nd to 16th floor
5. WING E-17th to 24th floor
6. WING F – LG to 4th floor

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 **Shri Achyut Rao Yadav** 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.103, 84, 40,283/- (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 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.30, 26, 65,339/- (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 for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 73,57,74,944/- (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**GANGA ALTUS WING D – LG to 15th Floor**

Sr No	Particular	Amount in Rs
1	Total estimated Cost of Building as on date of registration is	Rs.33,73,56,020 /-
2	Cost incurred as on 31-12-2022 (based on estimated Cost)	Rs.17,51,55,384/-
3	Work Done In % (As % of estimated cost)	51.92 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 16,22,00,636/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

GANGA ALTUS WING D –16th to 24th Floor

Sr No	Particular	Amount in Rs
1	Total estimated Cost of Building as on date of registration is	Rs 11,35,70,533 /-
2	Cost incurred as on 31-12-2022 (based on estimated Cost)	0
3	Work Done In % (As % of estimated cost)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 11,35,70,533 /-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

GANGA ALTUS WING E – LG TO 1st FLOOR

Sr No	Particular	Amount in Rs
1	Total estimated Cost of Building as on date of registration is	Rs. 15,89,17,402/-
2	Cost incurred as on 31-12-2022 (based on estimated Cost)	Rs.8,95,84,946/-
3	Work Done In % (As % of estimated cost)	56.37 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 6,93,32,455/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

GANGA ALTUS WING E – 2nd to 16th Floor

Sr No	Particular	Amount in Rs
1	Total estimated Cost of Building as on date of registration is	Rs.18,82,27,003 /-
2	Cost incurred as on 31-12-2022 (based on estimated Cost)	0
3	Work Done In % (As % of estimated cost)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.18,82,27,003 /-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

GANGA ALTUS WING E – 17th to 24th Floor

Sr No	Particular	Amount in Rs
1	Total estimated Cost of Building as on date of registration is	Rs.10,51,09,641 /-
2	Cost incurred as on 31-12-2022 (based on estimated Cost)	0
3	Work Done In % (As % of estimated cost)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.10,51,09,641 /-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

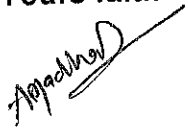
GANGA ALTUS WING F – LG TO 5th Floor

Sr No	Particular	Amount in Rs.
1	Total estimated Cost of Building as on date of registration is	Rs.7,12,08,624 /-
2	Cost incurred as on 31-12-2022 (based on estimated Cost)	Rs.3,14,29,347/-
3	Work Done In % (As % of estimated cost)	44.14%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.3,97,79,277 /-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

TABLE B

Sr No	Particular	Amount in Rs
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on Date of registration	Rs.6,40,51,060/-
2	Cost incurred as on 31-12-2022 (based on estimated Cost)	Rs. 64,95,662/-
3	Work Done In % (As % of estimated cost)	10.14%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 5,75,55,398/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

Yours faithfully,



Anand Jadhav

Project Manager

Agreed & accepted by:



Authorized Signature of Promoter

Annexure A – List of Additional Item executed with Cost if any - NA

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
- 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 Developers, 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(**). Balance Cost to be incurred (4) may vary from Different between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/ escalation of cost etc. 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.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/ Additional / Deleted Items considered in Cost

(This was not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.	N.A.	N.A.