

FORM - 2

ENGINEER'S CERTIFICATE

To

Date: 01/01/2022

The,

SPACEMINT REALTY LLP

1<sup>ST</sup> Floor, Kothari Plaza, CTS NO.3664,

S.No.599A 598 583 plot no.5/27A, Sahani Sujay Park,

Bibvewadi - Kondhwa Road, Kondhwa, Pune Maharashtra 411040

**Subject: Certificate of Cost Incurred for Development of EASTERLIA for Construction Work of Building(s) /A1 to A7, A14&A15 Wing(s) of the Building situated on the Plot bearing C. N. No / CTS No. / Survey no. / Final Plot no 250, 258/1/1, Khese Park, Lohegaon, Pune 411047 demarcated by its boundaries (latitude and longitude of the end points)**

To the north – By reservation out of s.no.258 (latitude- 18°35' 34.05" & longitude-73°54' 28.38")

To the south – By 20 mtr D.P. Road (latitude-18°35' 27.67" & longitude-73°54' 27.55")

To the east – By S.No.258 (Part) (latitude-18°35' 30.97" & longitude-73°54' 29.05")

To the west – By S.No.259 (latitude-18°35' 30.37" & longitude-73°54' 26.65")

of Division Pune village Lohegaon taluka Haveli District Pune PIN 411047 admeasuring 12540.48 sq.mts. Area being developed by SPACEMINT REALTY LLP

**Ref. RERA Registration Number P52100025118**

Sir,

I/ we Suhas B. Alhat have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being A Building(s)/ A1, A2,A3,A4,A5,A6,A7 A14 & A15 Wing(s) of the A Building situated on the plot bearing C. N. No/ CTS No. Survey no. / Final Plot no 250/258/1/1 of Division Pune village Lohegaon taluka Haveli District Pune PIN 411047 admeasuring 12540.48 sq.mts. Area being developed by SPACEMINT REALTY LLP

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

- (i) M/s / Shri / Smt Cubix Architects & Associates as L. S. / Architect;
- (ii) M/s / Shri / Smt G.A. Bhilare Consultant Pvt. Ltd. as Structural Consultant
- (iii) M/s / Shri / Smt Siddhivinayak MEP Consultants as MEP Consultant
- (iv) M/s / Shri / Smt Keystone as Quantity Supervisor\*

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 Consultant and the Schedule of times and quantity for the entire work as calculated by Keystone quantity Surveyor\* appointed by Developer/ Engineer, and the assumption of the cost of material, labor 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. 35,86,04,756.00. 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 Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 18,97,86,047.00 The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Planning 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 Pune Municipal Corporation (planning Authority) is estimated at Rs. 3,79,14,750.00

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 A1 to A7 & A14 & A15 wings or called (to be prepared separately for each Building / Wing of the Real Estate Project)**

| <b>Sr. No.</b> | <b>Particulars</b>                                                                                         | <b>Amounts</b>                                                                                                                                                                                                                                                                                 |
|----------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>       | Total Estimated cost of the building/wing as on 08/08/2019 date of Registration is CC/1054/19              | WING A1 - RS. 2,99,41,254.00<br>WING A2 - RS. 2,99,41,254.00<br>WING A3 - RS. 2,99,41,254.00<br>WING A4 - RS. 3,10,36,183.00<br>WING A5 - RS. 3,10,36,183.00<br>WING A6 - RS. 2,99,41,254.00<br>WING A7 - RS. 2,99,41,254.00<br>WING A14 - RS. 2,47,49,477.00<br>WING A15 - RS. 2,47,49,477.00 |
| <b>2</b>       | Cost incurred as on 31/12/2021 (based on the Estimated cost)                                               | Rs. 16,79,58,415.00 /-                                                                                                                                                                                                                                                                         |
| <b>3</b>       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | 64 %                                                                                                                                                                                                                                                                                           |
| <b>4</b>       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. 9,33,19,175 /-                                                                                                                                                                                                                                                                             |
| <b>5</b>       | Cost Incurred on Additional / Extra Items as on 31/12/2021 not included in the Estimated Cost (Annexure A) | Rs. 0.00 /-                                                                                                                                                                                                                                                                                    |

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 08/08/2019 date of Registration is CC/1054/19 | Rs 9,73,27,163/-   |
| 2       | Cost incurred as on 31/12/2021 (based on the Estimated cost)                                                                                                             | Rs. 2,18,27,632/-  |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                                                                                         | 23 %               |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                                                 | Rs. 7,54,99,531 /- |
| 5       | Cost Incurred on Additional / Extra Items as on 31/12/2021 not included in the Estimated Cost (Annexure A)                                                               | Rs. 0.00 /-        |

Yours Faithfully

  
Signature of Engineer

(Licence No. REG/PMC/STE/3176/17.)