

ENGINEER'S CERTIFICATE

Date: 31st December 2023

To

GERA DEVELOPMENTS PVT LTD, Pune - 01

Subject: Certificate of Cost Incurred for Development of Gera's Island of Joy Project A [MahaRERA Registration Number NEW PROJECT] being developed by GERA DEVELOPMENTS Pvt Ltd

Ref: Maha RERA Registration Number - P52100052259

Sir,

I, Dhiraj Khetwani has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project being developed by GERA DEVELOPMENTS Pvt Ltd.

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 Dhiraj Khetwani 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 building(s) of the aforesaid project under reference as **Rs 337,34,40,000** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments * proportionate completion of internal & external works as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation / completion certificate for the buildings / wings / Layout / Plotted development from the PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 73,96,483** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of apartments & proportionate completion of internal & external works as per specifications mentioned in agreement of sale, of the project is estimated at **Rs 3,36,60,43,517** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments & proportionate completion of internal & external works as per specifications mentioned in agreement of sale, of the aforesaid project as completed on date of this certificate is as given in Table A and B below

Building bearing MahaRERA Registration Number - NEW PROJECT of called **Gera's Island of Joy Project A**

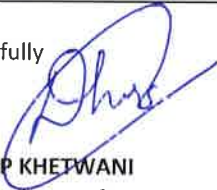
TABLE A

S.No	Particulars	Amount
1	Total estimated cost of the building/wing as on date of Registration is	2,92,13,28,395
2	Cost incurred as on date (based on the estimated cost)	65,48,532
3	Work done in Percentage (as Percentage of the estimated cost)	0.22%
4	Balance Cost to be Incurred (based on estimated Cost)	2,91,47,79,863
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	0

TABLE B

S.N	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	45,21,11,605
2	Cost incurred as on date (based on the estimated cost)	8,47,951
3	Work done in Percentage (as Percentage of the estimated cost)	0.19%
4	Balance Cost to be Incurred (based on estimated Cost)	45,12,63,655
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	0

Yours Faithfully


DHIRAJ DILIP KHETWANI

Signature & Name of Engineer

[Not less than Bachelor's Degree holder or equivalent as per section 2(u) of the Act]

Agreed and Accepted by:

For Gera Developments Pvt Ltd, Pune - 01



AVP Operations

Name Mr Shashikant Tripathi

Note:

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 Developer, the name has to be mentioned at the place marked (*) and in case quantity is 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 difference 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 real estate project will result in amendment of cost incurred/ to be incurred

4. All components of the work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviation / qualifications. Example Any deviations in input material used from specifications in agreement of sale

Table C

List of Extra/ Additional/ Deleted items considered in the cost

Sr. No	List of Extra / Additional /Deleted items	Amount in (Rs)
1		