

ENGINEER'S CERTIFICATE

To

Vedant Estate & Properties

101, Dattaguru Complex, Above Bank of India, Lane No. 6, Koregaon Park, Pune - 411001.

Date: 27.07.2017

Subject: Certificate of Cost Incurred for Development of Kingston Aura

No. of Building 6 Wing A, B, C, D, E & Apex of the 1st Phase of the Project situated on the Plot bearing Sr. No. 8/5/2, 5/5, 5/4, 5/3, 5/6, 5/7 & 8/4, 8/2A, 8/3D, 8/3A/1, 3A/3, 8/3B demarcated by its boundaries

North	18°27'39.86"N - 73°56'02.49"E
East	18°27'36.07"N - 73°56'02.49"E
West	18°27'35.50"N - 73°55'57.40"E
South	18°27'35.17"N - 73°56'00.72"E

of Division - Pune, Village - Autade Handewadi, Taluka- Haveli, District - Pune, PIN - 411028 admeasuring 11104.67 sq. mts. area being developed by Vedant Estate & Properties.

Sir,

I, Babasaheb Chitale, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Kingston Aura**
No. of Building 6 Wing A, B, C, D, E & Apex of the 1st Phase of the Project situated on the Plot bearing Sr. No. 8/5/2, 5/5, 5/4, 5/3, 5/6, 5/7 & 8/4, 8/2A, 8/3D, 8/3A/1, 3A/3, 8/3B of Division - Pune, Village - Autade Handewadi, Taluka- Haveli, District - Pune, PIN - 411028 admeasuring 11104.67 sq. mts. area being developed by Vedant Estate & Properties.

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

- (i) Vilas Tarwadi as L.S. / Architect;
- (ii) Spectrum Consultants (Parag Chopada) as Structural Consultant
- (iii) Apex Consultant as MEP Consultant

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 **Babasaheb Chitale** 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. 89,12,22,824/-** (Total of Table A and B). The estimated Total Cost of project is regarding the Civil, MEP and allied works required to be completed for obtaining occupation certificate /

completion certificate for the building(s) 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. 14,31,84,683/-** (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 PMC (planning Authority) is estimated at **Rs. 74,80,38,141/-** (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

Building /Wing bearing Number – **A**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27.07.2017 date of Registration is	Rs. 13,25,49,750/-
2	Cost incurred as on 27.07.2017 (based on the Estimated cost)	Rs. 2,38,58,955/-
3	Work done in Percentage (as Percentage of the estimated cost)	18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,86,90,795/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

Building /Wing bearing Number – **B**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27.07.2017 date of Registration is	Rs. 14,46,35,382/-
2	Cost incurred as on 27.07.2017 (based on the Estimated cost)	Rs. 3,48,32,335/-
3	Work done in Percentage (as Percentage of the estimated cost)	24%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,98,03,047/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

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Building /Wing bearing Number – C

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27.07.2017 date of Registration is	Rs. 14,76,42,264/-
2	Cost incurred as on 27.07.2017 (based on the Estimated cost)	Rs. 4,62,60,235/-
3	Work done in Percentage (as Percentage of the estimated cost)	31%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,13,82,029/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

Building /Wing bearing Number – D

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27.07.2017 date of Registration is	Rs. 14,91,52,968/-
2	Cost incurred as on 27.07.2017 (based on the Estimated cost)	Rs. 2,23,72,945/-
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,67,80,023/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

Building /Wing bearing Number – E

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27.07.2017 date of Registration is	Rs. 10,57,34,754/-
2	Cost incurred as on 27.07.2017 (based on the Estimated cost)	Rs. 1,58,60,213/-
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,98,74,541/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

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Building /Wing bearing Number – Apex (Commercial Building)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27.07.2017 date of Registration is	Rs. 2,80,20,654/-
2	Cost incurred as on 27.07.2017 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,80,20,654/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 27.07.2017 date of Registration is	Rs. 18,34,87,052/-
2	Cost incurred as on 27.07.2017 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred (based on the Estimated cost)	Rs. 18,34,87,052/-
5	Cost Incurred on Additional /Extra Items as on 27.07.2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Babasaheb Chitale

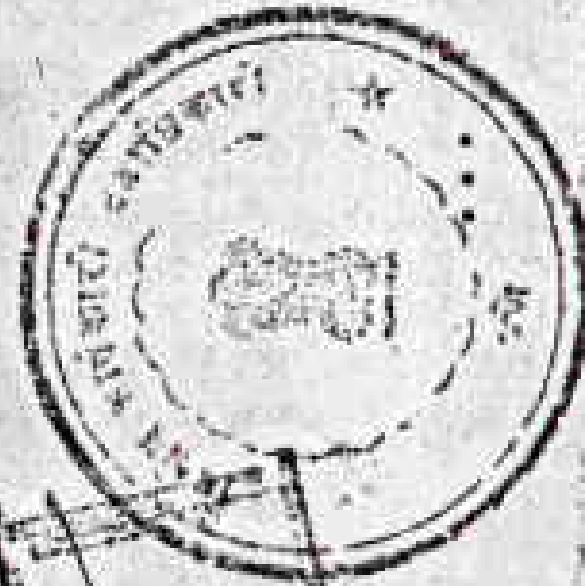


No.GPK/PC/SS/2848
Office of the Principal,
Govt.Polytechnic,Khamgaon.
Dated the : 7-9-88

PROVISIONAL CERTIFICATE

This is to certify that Shri Chitale B.R. -----
was a bonafide student of Govt.Polytechnic,Khamgaon studying
in THIRD Year Civil Engineering (Final Year) class,
~~and~~ during the academic year 1987-88.

He has appeared and PASSED the THIRD Year Street. Civil
Engineering (Final Year Diploma Exam.) held by the Board of
Technical Examination,M.S.,Bombay in Second Division in
MAY 1988 with Examination Seat No. 010332 and has secured
537 marks out of 1100.



Principal
Govt. Polytechnic, Khamgaon.

Principal
Govt. Polytechnic, Khamgaon.

/K/

Principal