

ENGINEER'S CERTIFICATE

Date: 31.12.2017

To
The _Pharande Promoters & Builders,
L Axis Phase project ,Plot No 12, Sector 6, Moshi,

Subject: Certificate of Cost Incurred for Development of Woodsville for Construction Work of 5 No. of Building of the Phase 1 of the Project L Axis [MahaRERA Registration Number P52100000093 situated on the Plot no 12 demarcated by its boundaries Latitude 18°38' 59.22" N Longitude - 73° 50' 31.97" E North West corner, Latitude 18°38' 56.45" N Longitude - 73° 50' 32.14" E South West corner, Latitude 18°38' 59.90" N Longitude - 73° 50' 38.55" E North East corner, Latitude 18°38' 56.24" N Longitude - 73° 50' 38.76" E South East corner of the end points) By part land of Sector 6 to the North By L Axis Phase 2 to the South _15 M Wide road to the East_ By completed buildings B,D & E to the West of Division _Pune_ village _Moshi_ taluka Haveli District Pune _PIN 412105 admeasuring 17350 sq. mtr area being developed by Pharande Promoters & Builders

Ref: MahaRERA Registration Number _P52100000093

I/We have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 5 Buildings of the Phase 1 of the Project L Axis , situated on the plot no 12 of Division Pune, village Moshi taluka Haveli District _Pune_ PIN 412105 admeasuring 17350 sq.mt. area being developed By Pharande Promoters & Builders.

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

- (i) Ms. Landmark Design Group as Architect ;
- ii) M/s G.A.Bhilare consultants Pvt Ltd. as Structural Consultant
- (iii) M/s Unicorn MEP Consultant as MEP Consultant
- (iv) Shri Arvind Wali as Quantity Surveyor *

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 Ravi Bhosale_ Engineer 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 _52,84,18,756_ (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 ____ Pimpri Chinchwad New Town Development Authority _ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 39,38,42,404 (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 _ Pimpri Chinchwad New Town Development Authority (planning Authority) is estimated at Rs 13,45,76,352 (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 bearing Number "C " L Axis

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on _15.06.2017 (date of Registration) is	Rs.11,97,10,379 /-
2	Cost incurred as on _31.12.2017 (based on the Estimated cost)	RS. 11,13,30,652 /-
3	Work done in Percentage (as Percentage of the estimated cost)	93%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 83,79,727/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

Building bearing Number "H " L Axis

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on _15.06.2017 (date of Registration) is	Rs.8,82,13,170 /-
2	Cost incurred as on _31.12.2017 (based on the Estimated cost)	RS. 8,20,38,248 /-
3	Work done in Percentage (as Percentage of the estimated cost)	93%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 61,74,922
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

Building bearing Number "I " L Axis

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on _15.06.2017 (date of Registration) is	Rs.8,82,13,170 /-
2	Cost incurred as on _31.12.2017 (based on the Estimated cost)	RS. 8,20,38,248 /-
3	Work done in Percentage (as Percentage of the estimated cost)	93%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 61,74,922
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

Building bearing Number “F “ L Axis

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on _15.06.2017 (date of Registration) is	Rs.9,24,44,018 /-
2	Cost incurred as on _31.12.2017 (based on the Estimated cost)	RS.3,69,77,607 /-
3	Work done in Percentage (as Percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,54,66,411
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

Building bearing Number “G “ L Axis

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on _15.06.2017 (date of Registration) is	Rs.9,24,44,018 /-
2	Cost incurred as on _31.12.2017 (based on the Estimated cost)	RS. 3,97,50,928 /-
3	Work done in Percentage (as Percentage of the estimated cost)	43%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,26,93,090
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

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 15.06.2017 (date of Registration)is	Rs.4,73,94,000 /-
2	Cost incurred as on 31.12.2017 (based on the Estimated cost)	Rs. 4,17,06,720 /-
3	Work done in Percentage (as Percentage of the estimated cost)	88 %
4	Balance cost to be incurred (based on the Estimated cost)	Rs. 56,87,280 /-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully

Signature of Engineer

(License No.....)

* Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time 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 must 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 not exhaustive.