

FORM - 2 [see Regulation3]

ENGINEER'S CERTIFICATE

Date:- 28/09/2017

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To

The M/S _MAHALAXMI SHELTERS, Gat no.735,734,739, Neo City, Bakori Road, Behind Jain Collage, Near JSPM, Wagholi,Pune-412 207.

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of 2 Building (s) / — Wing(s) of the NEO CITY PART 2 situated on the Plot bearing C.N. No/CTS No./ Survey No. / Final Plot No. Gat No.735,734,739

demarcated by its boundaries (latitude and longitude of the end points)

18.591425N 74.005144E to the North, 18.588717N 74.005796E to the South ,18.589864N 74.006259E to the East, 18.589910N 74.004262 E to the West of Division PUNE village WAGHOLI taluka HAVELI District PUNE PIN 412207 admeasuring 8196 sq.mts. area being developed by Mahalaxmi Shelters.

Ref: MahaRERA Registration Number - P52100001867

Sir,

I/We Deepak Bhate have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA P52100001867, being 2 Building(s)/ NEO CITY PART 2 of the Project, situated on the plot bearing C.N. No/CTS No. / Survey No. / Final Plot No. Gat No.735,734,739 of Division PUNE village WAGHOLI taluka HAVELI District PUNE PIN 412207 admeasuring 8196 sq.mts. area being developed by Mahalaxmi Shelters.

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

- (i) M/s/Shri/Smt. A & T Consultants as L.S./Architect;**
- (ii) M/s/Shri/Smt. Spectrum as Structural Consultant**
- (iii) M/s/Shri/Smt. Urjal Consultants and Zopate electrical consultants Pvt ltd. as MEP Consultant**
- (iv) M/s/Shri/Smt. Deepak Bhate as Quantity Surveyor***

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 Deepak Bhate quantity surveyor appointed by Mahalaxmi Shelters, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 25,93,30,675/- (Total of Table A and B). The estimated Total Cost of project is with 'reference to the Civil, MIIP and allied works required to be completed

for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Pune Metropolitan Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. 5,23,56,801/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost
4. 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 (planning Authority) is estimated at Rs. 20,69,73,874/- (Total of Table A and B)
5. 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 Number C BLDG PH 2

(to be prepared separately for each Building/ Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 12,99,60,075/-
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 2,33,92,813/-
3.	Work done in Percentage (as Percentage of the estimated cost)	18%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,65,67,262/-
5.	Cost Incurred on Additional / Extra Items as on _____ not Included in the Estimated Cost (Annexure A)	N.A.

Table A

Building/ Wing Number D BLDG PH 2

(to be prepared separately for each Building/ Wing of the Real Estate Project)

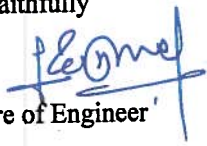
Sr.No.	Particulars	Amounts
6.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 09,69,54,266/-
7.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 01,59,97,454/-
8.	Work done in Percentage (as Percentage of the estimated cost)	16.50%
9.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 08,09,56,812/-
10.	Cost Incurred on Additional / Extra Items as on _____ not Included in the Estimated Cost (Annexure A)	N.A.

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 _____ date of Registration is	Rs. 03,24,16,334/-
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 01,29,66,534/-
3.	Work done in Percentage (as Percentage of the estimated cost)	40%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 01,94,49,800/-
5.	Cost Incurred on Additional / Extra Items as on _____ not Included in the Estimated Cost (Annexure A)	N.A.

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 so as 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 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. 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 note exhaustive.

Annexure A

List of Extra/ Additional items executed with Cost
(which were not part of the original Estimate of Total Cost)