

**FORM-2**

**ENGINEER'S CERTIFICATE**

Date:15-06-2019

**To,**

**Goel Ganga India Pvt Ltd  
3<sup>rd</sup> floor San Mahu Complex, Opp Poona Club,  
5 Bund Garden Road, Camp ,  
Pune 411001.**

**Subject : Certificate of Cost Incurred for Development of "Ganga Legend",  
PhaseGanga Legend A4, B1, Building -1-11 Floors and Building -12 to 23 Floors  
MAHARERA registration No – P52100000196**

**situated at Survey No. 305 (Part), 306 (Part) and 339 (Part) , Village – Bavdhan  
Budruk, Taluka Mulshi, District Pune – 411 021.**

Demarcated by its boundaries

East : Survey No.339 (P)

South : By 18 meter wide D. P. Road

West : By Survey No.339 (P), Survey No.338, Survey No.306 (P) & Survey No.307.

North : By Nala, Survey No.339 (P),Survey No.305 (P)

**Admeasuring 21550.67 sqm. area being developed by Goel Ganga India Pvt Ltd**

**MAHARERA registration No – P52100000196**

**Sir,**

**I Rajendra Lohar** have undertaken assignment of certifying Estimated Cost for the

subject Real Estate Project registered under **MAHARERA** registration No - **P52100000196**

**“Ganga Legend”,**

**Phase Ganga Legend A4, B1, Building -1-11 Floors and Building -12 to 23 Floors**

Survey No. 305 (Part), 306 (Part) and 339 (Part) , Village – Bavdhan Budruk,  
Taluka Mulshi, District Pune – 411 021.

**Admeasuring 21550.68 Sqm . area being developed by Goel Ganga India Pvt Ltd**

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

- (i) **M/ S Direction Next Design Studio as Architect ;**
- (ii) **M/S G.A Bhilare Consultants Pvt Ltd .GABCPL as Structural Consultant**
- (iii) **M/s Unicorn MEP services Consultancy as Plumbing Consultant**
- (iv) **Proficient Engineering Services as a HVAC Consultant**
- (v) **M/s Unicorn MEP services Consultancy as a Electrical Consultant**
- (vi) **Shri Nishant Bhosale as Quantity Surveyor**

1. 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 Nishant Bhosale** quantity Surveyor\* 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.

We estimate **Total Estimated Cost of completion of the building(s) of the aforesaid project** under reference as **Rs. 94,79,09,090 /-( Total of table A and B)**.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 PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The **Estimated Cost Incurred till date** is calculated at **Rs. 86,38,84,762 /-( Total of table A and B)** .The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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 **PMRDA** is estimated at **Rs. 8,40,24,328 /-( Total of table A and B)**

2. 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**

**“Ganga Legend “ Phase Ganga Legend A4 Building -1-11 Floors**

| Sr No | Particular                                                                                  | Amount       |
|-------|---------------------------------------------------------------------------------------------|--------------|
| 1     | Total estimated Cost of Building as on date of registration is                              | 19,00,88,000 |
| 2     | Cost incurred as on 15-06-2019 ( based on estimated Cost )                                  | 18,68,65,954 |
| 3     | Work Done In % ( As % of estimated cost)                                                    | 98.30%       |
| 4     | Balance Cost to be incurred ( Based on Estimated Cost)                                      | 32,22,046    |
| 5     | Cost Incurred on Additional/ Extra items as on not included in estimated Cost ( Annexure A) |              |

**“Ganga Legend “ Phase Ganga Legend B1 Building -1-11 Floors**

| Sr No | Particular                                                                                  | Amount       |
|-------|---------------------------------------------------------------------------------------------|--------------|
| 1     | Total estimated Cost of Building as on date of registration is                              | 30,74,24,890 |
| 2     | Cost incurred as on 15-06-2019 ( based on estimated Cost )                                  | 30,27,67,517 |
| 3     | Work Done In % ( As % of estimated cost)                                                    | 98.49%       |
| 4     | Balance Cost to be incurred ( Based on Estimated Cost)                                      | 46,57,373    |
| 5     | Cost Incurred on Additional/ Extra items as on not included in estimated Cost ( Annexure A) |              |

**TABLE A****“Ganga Legend “Phase Ganga Legend A4 Building -12-23 Floors**

| Sr No | Particular                                                                                  | Amount       |
|-------|---------------------------------------------------------------------------------------------|--------------|
| 1     | Total estimated Cost of Building as on date of registration is                              | 12,99,94,472 |
| 2     | Cost incurred as on 15-06-2019 ( based on estimated Cost )                                  | 11,09,45,188 |
| 3     | Work Done In % ( As % of estimated cost)                                                    | 85.35%       |
| 4     | Balance Cost to be incurred ( Based on Estimated Cost)                                      | 1,90,49,284  |
| 5     | Cost Incurred on Additional/ Extra items as on not included in estimated Cost ( Annexure A) |              |

**“Ganga Legend “ Phase Ganga Legend B1 Building -12-23 Floors**

| Sr No | Particular                                                                                  | Amount       |
|-------|---------------------------------------------------------------------------------------------|--------------|
| 1     | Total estimated Cost of Building as on date of registration is                              | 17,64,81,398 |
| 2     | Cost incurred as on 15-06-2019 ( based on estimated Cost )                                  | 13,91,99,753 |
| 3     | Work Done In % ( As % of estimated cost)                                                    | 78.88%       |
| 4     | Balance Cost to be incurred ( Based on Estimated Cost)                                      | 3,72,81,645  |
| 5     | Cost Incurred on Additional/ Extra items as on not included in estimated Cost ( Annexure A) |              |

**TABLE B**

**“Ganga Legend “ Phase Ganga Legend A4 and B1**

| <b>Sr No</b> | <b>Particular</b>                                                                                                                               | <b>Amount</b> |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1            | Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on Date of registration | 14,39,20,329  |
| 2            | Cost incurred as on 15-06-2019 ( based on estimated Cost )                                                                                      | 12,41,06,349  |
| 3            | Work Done In % ( As % of estimated cost)                                                                                                        | 86.23%        |
| 4            | Balance Cost to be incurred ( Based on Estimated Cost)                                                                                          | 1,98,13,981   |
| 5            | Cost Incurred on Additional/ Extra items as on not included in estimated Cost ( Annexure A)                                                     |               |

**Yours faithfully,**

  
**Rajendra Lohar**

**Annexure A – List of Additional Item executed with Cost if any - NA**