

FORM-2

ENGINEER'S CERTIFICATE

Date: 31/12/2022

To,

Goel Ganga India Pvt. Ltd

3rd floor San Mahu Complex, Opp Poona Club,

5 Bund Garden Road, Camp ,

Pune 411001.

Subject : Certificate of Cost Incurred for Development of "Ganga Legend", Phase Ganga 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, **Sudhir Agarwal**, 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 CAPL as Architect ;**
- (ii) **M/S Ankur Associates as liasoning Architect**
- (iii) **M/S G.A Bhilare Consultants Pvt Ltd .GABCPL as Structural Consultant**
- (iv) **M/s S.N. Raut services Consultancy as a Electrical & Plumbing Consultant**
- (v) **Shri Nishant Bhosale 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 **Shri Nikhil Agrawal** 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. 94,25,74,566 /-** (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. 53,34,524 /-** (Total of table A and B)

1. 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 date of certificate (based on estimated Cost)	18,97,19,347
3	Work Done In % (As % of estimated cost)	99.81%
4	Balance Cost to be incurred (Based on Estimated Cost)	3,68,653
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 date of certificate (based on estimated Cost)	30,65,93,736/-
3	Work Done In % (As % of estimated cost)	99.73%
4	Balance Cost to be incurred (Based on Estimated Cost)	8,31,154/-
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

Sr No	Particular	Amount
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 date of certificate (based on estimated Cost)	14,19,92,978/-
3	Work Done In % (As % of estimated cost)	98.66%
4	Balance Cost to be incurred (Based on Estimated Cost)	19,27,351/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

Yours faithfully,



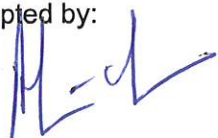
SUDHIR AGARWAL

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

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

Local Authority License Number (if applicable)

Agreed & Accepted by:



Signature of Promoter

Name:

Date:

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

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 date of certificate (based on estimated Cost)	12,90,82,006
3	Work Done In % (As % of estimated cost)	99.30%
4	Balance Cost to be incurred (Based on Estimated Cost)	9,12,466/-
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 date of certificate (based on estimated Cost)	17,51,86,498/-
3	Work Done In % (As % of estimated cost)	99.27%
4	Balance Cost to be incurred (Based on Estimated Cost)	12,94,900/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	