



**AKSHAY
GAWADE
& CO.**

CIVIL ENGINEERING CONSULTANT

Er. Akshay Gawade
(B.E. Civil)
9422320581
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Form-2
ENGINEER'S CERTIFICATE

Date: 7th July, 2017

To,
M/S Pioneer Developers
Shop No.6, North land Building, Sector No.1, Indrayaninager,
Bhosari, Tal-Haveli, Pune-411026.

Subject: Certificate of Cost Incurred for Development of Project "**Govindbaug**" situated on the **Plot bearing Gat No.172** demarcated by its boundaries as PROPERTY OF RAMDAS VAHILE OF SAID GAT NO. 172 & CHINDU VAHILE GAT NO. 171 to the North, PROPERTY OF BALWANT RAMBHAU VAHILE OF GAT NO. 172 to the South, GAT NO. 112, PROPERTY OF SHRI. DNYANOBA TALEKAR to the East, PROPERTY OF RAMDAS VAHILE OF SAID GAT NO. 172 & 12 M. ROAD to the West, **At Dudulgaon, Post-Alandi, Tal-Haveli, Pune-412105.** admeasuring **3550 sq.mts.** area being developed by **M/S Pioneer Developers.**

Ref: MahaRERA Registration Number NA

Sir,

I **Mr. Akshay V Gawade** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **A & B Wing(s)** of the Project "**Govindbaug**" situated on the **Plot bearing Gat No.172** demarcated by its boundaries as PROPERTY OF RAMDAS VAHILE OF SAID GAT NO. 172 & CHINDU VAHILE GAT NO. 171 to the North, PROPERTY OF BALWANT RAMBHAU VAHILE OF GAT NO. 172 to the South, GAT NO. 112, PROPERTY OF SHRI. DNYANOBA TALEKAR to the East, PROPERTY OF RAMDAS VAHILE OF SAID GAT NO. 172 & 12 M. ROAD to the West, **At Dudulgaon, Post-Alandi, Tal-Haveli, Pune-412105.** admeasuring **3550 sq.mts.** area being developed by **M/S Pioneer Developers.**



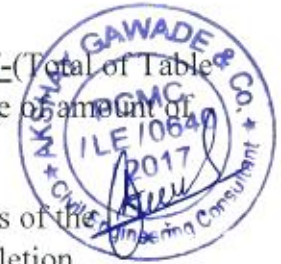


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1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/S. **Gyamitti Designs** as Architect.
 - (ii) M/s. **R K Randhave Consultatnt** as Structural Consultant
 - (iii) Shri. **Vishal Madhukar Rokade** as MEP Consultant
 - (iv) Shri. **Sachin Ramesh Varat** as Site Supervisor
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. Sachin Ramesh Varat**, 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 14,22,12,500/-** (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 **Pimpri Chinchwad Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 38,26,500/-** (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 Municipal Corporation** is estimated at Rs. **13,83,86,000/-** (Total of Table A and B).





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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

Building /Wing bearing Number A or called A-Wing

Sr.No	Particulars	Amount
1	Total Estimated cost of the building/wing as on <u>7th, July 2017</u> is	₹ 7,02,12,500.00
2	Cost incurred as on <u>7th, July 2017</u> (based on the Estimated cost)	₹ 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 7,02,12,500.00
5	Cost Incurred on Additional /Extra Items as on <u>7th, July 2017</u> not included in the Estimated Cost (Annexure A)	

TABLE A

Building /Wing bearing Number B or called B-Wing

Sr.No	Particulars	Amount
1	Total Estimated cost of the building/wing as on <u>7th, July 2017</u> is	₹ 6,85,00,000.00
2	Cost incurred as on <u>7th, July 2017</u> (based on the Estimated cost)	₹ 37,25,000.00





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3	Work done in Percentage (as Percentage of the estimated cost)	5.44%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 6,47,75,000.00
5	Cost Incurred on Additional /Extra Items as on <u>7th, July 2017</u> not included in the Estimated Cost (Annexure A)	₹ 0.00

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr.No	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>7th, July 2017</u>	₹ 35,00,000.00
2	Cost incurred as on <u>7th, July 2017</u> (based on the Estimated cost)	₹ 1,01,500.00
3	Work done in Percentage (as Percentage of the estimated cost)	2.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 33,98,500.00
5	Cost Incurred on Additional /Extra Items as on <u>7th, July 2017</u> not included in the Estimated Cost (Anx. A)	₹ 0.00

Yours Faithfully,

For Akshay Gawade & Company

(Mr. Akshay V Gawade
Licence No:-PCMC/LE/0640/2017)





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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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.
4. All components of work with specifications are indicative and not exhaustive.

Annexure A

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

Sr.No	Particulars	Amount
	Nil.....	

