

FORM-2

ENGINEER'S CERTIFICATE

Date: 22/07/2017

To,

Kunal Spaces Pvt. Ltd.

Kunal House, Opp. Kamala Nehru Park,

Off. Bhandarkar Road, Pune - 411 004.

Subject: Certificate of Incurred cost of Development of 2 Buildings A/B wings of the Phase II of the Project Kunal Aspiree [RERA Registration <In Process>] situated on the Plot bearing Survey No.49/2(p)+ 49/3+ 49/4+ 49/5+ 49/6(p) +50/1(p) +50/5/1(p)+ 50/5/2(p)+ 50/5/3(p)+ 50/6/1+ 50/6/2/1 demarcated by its boundaries [Survey No.49/6(part) and 49/7(part)] to the North, [Survey No. 51] to the South, [Survey No. 50 (part)] to the East, [Survey No. 49/2 (part)] to the West, Village Balewadi, Taluka Haveli, District Pune, PIN- 411045 are bearing developed by Kunal Spaces Pvt. Ltd.

Ref: RERA Registration Number <In Process>

Sir,

I, **Chetan Gajjar** have undertaken assignment as Licensed Surveyor of certifying percentage of completion of construction work of the 2 Buildings **A/B** wings of the **Phase II** of the Project **Kunal Aspiree**, situated on the plot bearing Survey No.49/2(p)+ 49/3+ 49/4+ 49/5+ 49/6(p) +50/1(p) +50/5/1(p)+ 50/5/2(p)+ 50/5/3(p)+ 50/6/1+ 50/6/2/1 Village Balewadi, Taluka Haveli, District Pune, PIN- 411045 which are bearing developed by **Kunal Spaces Pvt. Ltd.**

1. Following technical professionals are appointed by owner/Promoter:-
 - I. M/s. **Avinash Nawathe Associates** as L.S./Architect
 - II. M/s. **J+W Consultants LLP** as a Structural Consultant
 - III. M/s. **Hindustan Electrical and McLIN Consultants** as MEP Consultants
 - IV. Mr. **Sandip Ahire** as a Site Supervisor
2. I 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/Plan made available to us for the project under reference by the

Developer and consultants and the Schedule of item and quantity for the entire work as calculated by Mr. Vinod Potphode employed by Developer/Engineer 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. 70, 26, 66,778/- 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 **Pune 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. 29, 31, 31,175/- 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 **Pune Municipal Corporation** is estimated at Rs. 40,95,35,603/-
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 as given in Table A and B below.

TABLE A: As on 22/07/2017

WING A

Sr. No	Particular	Amounts
1	Total Estimated cost of the wing A as on 22/07/2017 is	Rs. 33,54,81,995/-
2	Cost incurred as on 22/07/2017 (based on the Estimated Cost)	Rs.15,11,00,541/-
3	Work done in Percentage (as Percentage of the estimated cost)	45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,43,81,454/-
5	Cost Incurred on Additional/Extra Items as on 22/07/2017 not included in the Estimated Cost(Annexure A)	NA

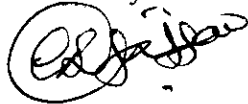
WING B

Sr. No	Particular	Amounts
1	Total Estimated cost of the wing B as on 22/07/2017 is	Rs. 31,76,93,112/-
2	Cost incurred as on 22/07/2017 (based on the Estimated Cost)	Rs. 12,48,75,534/-
3	Work done in Percentage (as Percentage of the estimated cost)	39%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,28,17,578 /-
5	Cost Incurred on Additional/ Extra Items as on 22/07/2017 not included in the Estimated Cost(Annexure A)	NA

TABLE B: For Phase II of Kunal Aspiree: As on 22/07/2017

Sr. No	Particular	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 22/07/2017 is	Rs. 4,94,91,671/-
2	Cost incurred as on 22/07/2017 (based on the Estimated Cost)	Rs. 1,71,55,100/-
3	Work done in Percentage (as Percentage of the estimated cost)	35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,23,36,571/-
5	Cost Incurred on Additional/ Extra Items as on 22/07/2017 not included in the Estimated Cost(Annexure A)	NA

Yours Faithfully



Signature of Engineer

Name: Chetan Gajjar

Annexure A

List of Extra/ Additional Items executed with Cost

(Which was not part of the original Estimate of Total Cost?)

- Not Applicable