

(See regulations 3)

ENGINEER'S CERTIFICATE

Date 10/12/2018

To,

High Seas Propertis Pvt.Ltd Through,

Mr. Atul H. Mundada

16/1, Parvati Chamber, Sangam Press Road,

Off Karve Road, Kothrud, Pune -411038

Subject: Certificate of cost Incurred for development and construction D5 building of the I Phase of the Project Western Hills D5[MahaRERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no S.NO- 45/2+46/1(P)+46/2 village Sus taluka Mulshi District Pune PIN 411021 demarcated by its boundaries (latitude and longitude of the end points)

North East A	18°33'17.68"N	73°45'48.24"E
South East B	18°33'16.36"N	73°45'47.94"E
South West C	18°33'16.54"N	73°45'46.86"E
North West D	18°33'17.66"N	73°45'46.98"E

To the north Sr no 44, to the south wing ,to the East RP road 24 m wide to the west wing D4 of Division Pune village Sus, Taluka Mulshi, District Pune PIN 411021 admeasuring **1659.97** sq.mts. gross plot area being developed by High Seas Propertis Pvt.Ltd.

Ref: MahaRERA Registration Number

Sir,

I **Sandeep Potadar** have undertaken assignment of certifying Estimated Cost, for the said Real Estate Project proposed to be registered under MahaRERA , being work of the D5 building of the Phase III of the Project Western Hills, situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no S.NO- 45/2+46/1(P)+46/2 of Division Pune village Sus taluka Mulshi District Pune PIN 411021 admeasuring Phase III plot **1659.97** sq.mts. plot area being developed by High Seas Propertis Pvt.Ltd.

1. Following technical professionals are appointed by owner/ promoter:

- (i) M/s/Shri/Smt Mr Milnd Saraf, Proprietor of Subha Architects,
12B,S.No.06, Hissa No.1/7, 3rd Floor, Varsha Airavat Bldg,
Opp. Bata Showroom, Baner, Pune 411045.
as L.S. / Architect
- (ii) M/s/Shri/Smt Sunil Mutalik & Associates
1349/1350 Shukrawar Peth, Arthshilpa, Third Floor,
Above Hotel Ganaraj, Bajirao Road, Pune 2 Phone- 24476705,
as Structural Consultant
- (iii) M/s/Shri/Smt Consolidated Consultants & Engineers Pvt. Ltd.
5/6, venkateshwara tower, 1st floor,
bharti vidhyapeth katraj,pune -411 046-tel.no-020-24378704
as MEP Consultant
- (iv) M/s/Shri/Smt Ranjan Bhuyan
Flat No. 704, Granada - B, Fortaleza, Kalyaninagar, Pune - 411014.
as Site Supervisor

2. We have estimated the cost of the completion to obtain Completion Certificate, of the civil, MEP and Allied works, of the Building 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 Consultant and the Schedule of items and Quantity for the entire work as calculated by Mr.Shreyas Marulkar (Engineer) appointed By Developer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total cost of completion of the building of the aforesaid project under reference as **Rs. 21,33,79,834** (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 complete for the purpose of obtaining completion certificate for the building from the Pune Metropolitan Regional Development Authority (PMRDA) being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost Incurred till date is calculated at **Rs -----** (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 PMRDA (Planning Authority) is estimated at **Rs21,33,79,834** (Total of Table A and B)
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 is as given in Table A and B below:



TABLE A

Building / Wing Bearing Number ____ or called
(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated Cost of the Building /Wing as on _____ date of Registration is	<u>Rs 16,88,37,017</u>
2.	Cost incurred as on _____ (Based on the Estimated Cost)	<u>Rs.</u>
3.	Work done in percentage (as percentage of the estimated Cost)	
4.	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs</u>
5.	Cost Incurred on Additional /Extra Items as on 1/12/2018 not included in the	-
	Estimated Cost (Annexure A)	

TABLE B

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

Sr No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated Cost f the Internal and External Development Works Including amenities and facilities in the layout as on _____ date of Registration is _____	<u>Rs.4,45,42,816</u>
2.	Cost incurred as on _____ (Based on the estimated cost).	<u>Rs.</u>
3.	Work done in Percentage (as Percentage of the estimated cost).	
4.	Balance cost to be incurred (Based on Estimated Cost)	<u>Rs.</u>
5.	Cost Incurred on Additional /Extra items as on 15/11/2018 not included in the Estimated Cost (Annexure 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 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 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 included all labor, 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 not exhaustive.

Annexure A

**List of Extra/Additional Items executed with cost
(Which were not part of the original Estimate of Total cost)**

Sl. No.	Particulars	Amount
(1)	(2)	(3)
1.	Total Estimated Cost of the Internal and External Development	Rs. 4,52,43,815/-
	Works including amenities and facilities in the layout as on	
	date of Registration	
2.	Cost incurred as on	Rs.
	(Based on the estimated cost)	
3.	Work done in Percentage	
	(as Percentage of the estimated cost)	
4.	Balance cost to be incurred	
	(Based on Estimated Cost)	
5.	Cost incurred on Additional Extra Items	
	as on 12/11/2018 not included in the	
	Estimated Cost (Annexure A)	

