

Form -2

ENGINEER'S CERTIFICATE

Date: /07/2017

To

The M/S. Majestique Housing LLP  
Office No. 3,4,5 Swayambhu Building,  
Sujay Garden, Mukund Nagar, Pune.

**Subject:** Certificate of Cost Incurred for Development of "Majestique Manhattan, Plot B" for Construction of A, B, C building and **CLUBHOUSE** of the project (MahaRERA Registration number) situated on the plot bearing Gat no. 569 part, Wagholi, taluka Haveli, Pune admeasuring 9650.00 Sq. Mtrs. Area being developed by Majestique Housing LLP. Demarcated by the boundaries (latitude and longitude of the end points) demarcated by its boundaries (latitude and longitude of the end points) 15M road to the North, gat no 571 to the South, remaining plot of gat no 569 part to the East, remaining plot of Gat no 569 to the west, admeasuring 9650.00 Sq. Mtrs. Area being developed by Majestique Housing LLP

**Ref:** Maha-RERA Registration Number \_\_\_\_\_

Sir,

I Santosh Latawade have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being A, B, C building and **CLUBHOUSE** of the project situated on the plot bearing Gat no. 569 part, Wagholi, taluka Haveli, Pune admeasuring 9650.00 Sq. Mtrs. Area being developed by Majestique Housing LLP.

Following technical professionals are appointed by Owner/Promoter:-

- i. M/s/Shri./Smt. Mr. Atit Admuhwar as L.S. /Architect;
- ii. M/s/Shri./Smt. G.A BHILARE as Structural Consultant
- iii. M/s/Shri./Smt. MEP System Solutions Pvt. Ltd. as MEP Consultant
- iv. M/s/Shri./Smt. Mr. Yogesh Mundada as Site Supervisor

1. 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/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 **Mr. Prafull Jagtap** quantity Surveyor appointed 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 and referring all invoice, etc for the same.
2. We estimate Total-Estimated Cost of completion of the builder(s) of the aforesaid project under reference as Rs 37,65,07,368.00 (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.

3. The Estimated Cost Incurred till date is calculated at Rs. 16,07,43,218.00 (Total of Table A and B) The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 Rs. 21,57,64,150.00 (Total of Table A and B)
5. 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'

| Sr. No. | Particulars                                                                                         | Amounts         |
|---------|-----------------------------------------------------------------------------------------------------|-----------------|
| 1.      | Total Estimated cost of the building/wing as on ____ date of Registration is                        | 12,41,57,972.00 |
| 2.      | Cost Incurred as on ____<br>(based on the Estimated cost)                                           | 4,23,33,847.00  |
| 3.      | Work done in percentage<br>(as Percentage of the estimated cost)                                    | 34.09%          |
| 4.      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                            | 8,18,24,125.00  |
| 5.      | Cost Incurred on Additional /Extra Items as on ____ not Included in the Estimated Cost (Annexure-A) | ----            |

Building / Wing bearing Number 'B'

| Sr. No. | Particulars                                                                                         | Amounts         |
|---------|-----------------------------------------------------------------------------------------------------|-----------------|
| 1.      | Total Estimated cost of the building/wing as on ____ date of Registration is                        | 14,14,62,863.00 |
| 2.      | Cost Incurred as on ____<br>(based on the Estimated cost)                                           | 4,58,32,731.00  |
| 3.      | Work done in percentage<br>(as Percentage of the estimated cost)                                    | 32.39%          |
| 4.      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                            | 9,56,30,132.00  |
| 5.      | Cost Incurred on Additional /Extra Items as on ____ not Included in the Estimated Cost (Annexure-A) | ----            |

Building / Wing bearing Number 'C'

| Sr. No. | Particulars                                                                                         | Amounts        |
|---------|-----------------------------------------------------------------------------------------------------|----------------|
| 1.      | Total Estimated cost of the building/wing as on ____ date of Registration is                        | 6,75,86,838.00 |
| 2.      | Cost incurred as on ____<br>(based on the Estimated cost)                                           | 4,35,59,256.00 |
| 3.      | Work done in percentage<br>(as Percentage of the estimated cost)                                    | 64.44%         |
| 4.      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                            | 2,40,27,582.00 |
| 5.      | Cost Incurred on Additional /Extra Items as on ____ not included in the Estimated Cost (Annexure-A) | -----          |

Building - 'CLUB HOUSE'

| Sr. No. | Particulars                                                                                         | Amounts      |
|---------|-----------------------------------------------------------------------------------------------------|--------------|
| 1.      | Total Estimated cost of the building/wing as on ____ date of Registration is                        | 65,80,711.00 |
| 2.      | Cost incurred as on ____<br>(based on the Estimated cost)                                           | 33,46,963.00 |
| 3.      | Work done in percentage<br>(as Percentage of the estimated cost)                                    | 50.86%       |
| 4.      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                            | 32,33,748.00 |
| 5.      | Cost Incurred on Additional /Extra Items as on ____ not included in the Estimated Cost (Annexure-A) | -----        |

TABLE-B

| Sr. No. | Particulars                                                                                                                                           | Amounts        |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1.      | Total Estimated cost of Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration. Is | 3,67,18,984.00 |
| 2.      | Cost Incurred as on _____<br>(based on the Estimated cost)                                                                                            | 2,56,70,421.00 |
| 3.      | Work done in percentage<br>(as Percentage of the estimated cost)                                                                                      | 69.91%         |
| 4.      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                              | 1,10,48,563.00 |
| 5.      | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure-A)                                                  | -----          |



Yours Faithfully  
Santosh Latawade

Signature of Engineer  
(License No \_\_\_\_\_)

## 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. Quantity survey can be done office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer.
3. The estimated cost includes all labour, 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.