



VINYASA CONSULTANTS

CONSTRUCTION COST CONSULTANT & QUANTITY SURVEYOR

FORM 2 [See Regulation 3]

INDEPENDENT QUANTITY SURVEYOR'S CERTIFICATE

06th July 2017

To,

ANISHKA DEVELOPERS PVT LTD.

Registered office - 192, Regency, Dhole Patil Road, Pune 411001

Regional office - 192, Regency, Dhole Patil Road, Pune 411001

Subject: Certificate of Cost Incurred for Development of Construction of "Capricorn Green Park at Kondhawa, Pune", situated on the plot bearing Number 25/2/2A, demarcated by its boundaries Survey No 18 to the North, Survey No 25P to the South, Survey No 24 to the East and Plot B and Road to the West, Village- Kondhwa, Taluka - Pune, District - Pune, Pin - 411048 admeasuring Plot Area 12733.63 Sqm, and Carpet Area 16234.47 Sqm being developed by M/s "Anishka Developers Pvt Ltd."

Ref: MahaRERA Registration Number -

Sir,

We have undertaken assignment of certifying Cost Incurred / Cost of Completion till 30th June 2017 for the subject real estate project, proposed to be registered under MahaRERA, being 05 building(s) of "Capricorn Green Park" situated on the plot bearing Number 25/2/2A, demarcated by its boundaries Survey No 18 to the North, Survey No 25P to the South, Survey No 24 to the East and Plot B and Road to the West, Village- Kondhwa, Taluka - Pune, District - Pune, PIN - 411048 admeasuring Plot Area 12733.63 Sqm and Carpet Area 16234.47 Sqm, area being developed by M/s "Anishka Developers Pvt Ltd."

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

- (i) M/s. Swapneel Deshpande as Architect,
- (ii) M/s. J+W as Structural consultants,
- (iii) M/s. S N Joshi as MEP consultants &
- (iv) M/s. Vinyasa Consultants as Independent Quantity Surveyor*

calculated at ₹70,58,15,606 and total overall % of Completion of Project is 18.73% till 30th June 2017.

4. I certify that the cost of Civil, MEP, Infra and allied work for the aforesaid project (building wise) as completed on date of this certificate is given in Table below: -

FINANCIAL COST INCURRED / COST TO COMPLETE REPORT (TILL 30TH JUNE 2017)

SR. No.	Project Name	Building / Tower	Estimated Cost	Cost Incurred	Cost Balance	% Completion
1	Capricorn Green Park at Kondhwa, Pune	Building 1	₹ 14,70,45,763	₹ 0	₹ 14,70,45,763	0%
2		Building 2	₹ 17,99,91,148	₹ 10,46,41,527	₹ 7,53,49,621	58%
3		Building 3	₹ 18,88,30,888	₹ 2,40,47,298	₹ 16,47,83,589	13%
4		Building 4	₹ 17,92,58,266	₹ 1,97,01,756	₹ 15,95,56,510	11%
5		Commercial Bldg	₹ 3,17,16,662	₹ 0	₹ 3,17,16,662	0%
4		Infra Works	₹ 14,16,74,617	₹ 1,43,11,156	₹ 12,73,63,461	10%
	Overall Total		₹ 86,85,17,343	₹ 16,27,01,737	₹ 70,58,15,606	18.73%

ANNEXURE - I for Building 2

ANNEXURE - II for Building 3

ANNEXURE - III for Building 4

ANNEXURE - IV for Building 1

ANNEXURE - V for Commercial Building &

ANNEXURE - VI for Infra Works & Extra Items

Yours Faithfully



For & on behalf of

VINYASA CONSULTANTS

Parag Rode GDQS(NICMAR), B.E.(Civil)

*Note-

1. As this is an estimated cost, any deviation in quantity / Budget required for development of the Real Estate project will result in amendment of the cost incurred / to be incurred.

CAPRICORN GREEN PARK AT KONDHWA, PUNE
ANISHKA DEVELOPERS PVT LTD

Date: 30 June 2017

Cost Incurred / Project Progress Report

Sr. No	Item Description	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
ANNEXURE - I					
	Building 2	58%	17,99,91,148	10,46,41,527	7,53,49,621
1	Excavation	100%	20,29,772	20,29,772	-
2	1 No of Basement and Plinth	100%	62,00,199	62,00,199	-
3	1 No of Podiums (Stilt Floor)	100%	45,35,798	45,35,798	-
4	Stilt Floor				
5	14 No of Slabs of Superstructure	100%	6,35,01,169	6,35,01,169	-
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	36%	5,93,90,413	2,16,54,571	3,77,35,842
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the flat/premises	7%	1,43,82,457	10,27,318	1,33,55,139
8	Staircases, Lift Wells and Lobbies at each floor level connecting staircases and Lifts, Overhead and UGWT	15%	85,26,180	13,11,594	72,14,585
9	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	48%	90,42,648	43,81,107	46,61,541
10	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electro Mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to obtain OC	0%	1,23,82,514	-	1,23,82,514



CAPRICORN GREEN PARK AT KONDHWA, PUNE
ANISHKA DEVELOPERS PVT LTD

Date: 30 June 2017

Cost Incurred / Project Progress Report

Sr. No	Item Description	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
ANNEXURE - II					
	Building 3	13%	18,88,30,888	2,40,47,298	16,47,83,589
1	Excavation	100%	20,29,772	20,29,772	-
2	1 No of Basement and Plinth	100%	67,52,682	67,52,682	-
3	1 No of Podiums	100%	50,88,281	50,88,281	-
4	Stilt Floor				
5	14 No of Slabs of Superstructure	14%	7,12,35,941	1,01,76,563	6,10,59,378
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%	5,93,90,413	-	5,93,90,413
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the flat/premises	0%	1,43,82,457	-	1,43,82,457
8	Staircases, Lift Wells and Lobbies at each floor level connecting staircases and Lifts, Overhead and UGWT	0%	85,26,180	-	85,26,180
9	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%	90,42,648	-	90,42,648
10	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electro Mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to obtain OC	0%	1,23,82,514	-	1,23,82,514



CAPRICORN GREEN PARK AT KONDHWA, PUNE
ANISHKA DEVELOPERS PVT LTD

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Cost Incurred / Project Progress Report

Sr. No	Item Description	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
ANNEXURE - III					
	Building 4	11%	17,92,58,266	1,97,01,756	15,95,56,510
1	Excavation	100%	22,84,001	22,84,001	-
2	1 No of Basement and Plinth	100%	72,55,092	72,55,092	-
3	1 No of Podiums	100%	50,81,331	50,81,331	-
4	Stilt Floor				
5	14 No of Slabs of Superstructure	7%	7,11,38,638	50,81,331	6,60,57,307
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%	5,16,48,526	-	5,16,48,526
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the flat/premises	0%	1,29,06,263	-	1,29,06,263
8	Staircases, Lift Wells and Lobbies at each floor level connecting staircases and Lifts, Overhead and UGWT	0%	80,20,078	-	80,20,078
9	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%	82,70,932	-	82,70,932
10	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electro Mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to obtain OC	0%	1,26,53,405	-	1,26,53,405



CAPRICORN GREEN PARK AT KONDHWA, PUNE
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Cost Incurred / Project Progress Report

Sr. No	Item Description	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
ANNEXURE - IV					
	Building 1	0%	14,70,45,763	-	14,70,45,763
1	Excavation	0%	19,70,331	-	19,70,331
2	1 No of Basement and Plinth	0%	57,15,541	-	57,15,541
3	1 No of Podiums	0%	38,40,311	-	38,40,311
4	Stilt Floor				
5	14 No of Slabs of Superstructure	0%	5,37,64,349	-	5,37,64,349
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%	4,45,55,436	-	4,45,55,436
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the flat/premises	0%	1,11,33,796	-	1,11,33,796
8	Staircases, Lift Wells and Lobbies at each floor level connecting staircases and Lifts, Overhead and UGWT	0%	69,18,650	-	69,18,650
9	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%	71,35,053	-	71,35,053
10	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electro Mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to obtain OC	0%	1,20,12,298	-	1,20,12,298



CAPRICORN GREEN PARK AT KONDHWA, PUNE
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Date: 30 June 2017

Cost Incurred / Project Progress Report

Sr. No	Item Description	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
ANNEXURE - V					
	Commercial Building	0%	3,17,16,662	-	3,17,16,662
1	Excavation	0%	4,24,985	-	4,24,985
2	1 No of Basement and Plinth	0%	30,55,116	-	30,55,116
3	1 No of Podiums	0%	26,50,643	-	26,50,643
4	Stilt Floor				
5	14 No of Slabs of Superstructure	0%	79,51,930	-	79,51,930
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%	96,10,271	-	96,10,271
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the flat/premises	0%	24,01,476	-	24,01,476
8	Staircases, Lift Wells and Lobbies at each floor level connecting staircases and Lifts, Overhead and UGWT	0%	14,92,301	-	14,92,301
9	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%	15,38,977	-	15,38,977
10	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electro Mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to obtain OC	0%	25,90,962	-	25,90,962



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Cost Incurred / Project Progress Report

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ANNEXURE- VI					
	Infra Works & Extra Items	10%	14,16,74,617	1,43,11,156	12,73,63,461
1	Internal Roads & Footpaths	0%	2,02,09,218		2,02,09,218
2	Water Supply	0%	29,76,524		29,76,524
3	Sewerage (chamber, lines, septic tank, STP)	0%	66,20,884		66,20,884
4	Storm Water Drains	0%	29,76,524		29,76,524
5	Landscaping and Trees (softscape and hardscape)	0%	1,78,22,164		1,78,22,164
6	Street Lighting		-		-
7	Community Buildings	0%	2,55,32,850		2,55,32,850
8	Treatment and Disposal of Sewage and Sullage water		-		-
9	Solid Waster Management and Disposal	0%	20,39,856		20,39,856
10	Water Conservation and RWH	0%	11,43,211		11,43,211
11	Energy Management (DG)	0%	28,55,799		28,55,799
12	Fire Protection and Fire Safety requirements	0%	84,52,912		84,52,912
13	Electric Meter Room, substation and Receiving station	0%	1,42,87,051		1,42,87,051
14	Architectural, MEP , etc fees	0%	1,95,43,787		1,95,43,787
	Extra Items				
15	Misc (Security system, data systems etc)	0%	16,44,396		16,44,396
16	Site Establishment	92%	1,55,69,440	1,43,11,156	12,58,284

