



FORM 2 [See Regulation 3]

INDEPENDENT QUANTITY SURVEYOR'S CERTIFICATE

15th May 2021

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 “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 31st March 2020 for the subject real estate project, proposed to be registered under MahaRERA, being 05 building(s) of “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. Jagdish Deshpande and Associates 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*
2. We have estimated the cost of the completion of the buildings of the project. Our estimated cost calculations are based on the Physical inspection of all works executed at site and the drawings/plans made available to us for the project under reference by the developer and consultants and Cost estimate / Budget approved by Developer.
3. We estimate total estimated cost of completion of the building(s) of the aforesaid project under reference as **₹86,85,17,342** The estimated total cost of project is with reference to the Civil, MEP, Infra and allied works of all buildings of the project. The estimated cost incurred till 31st March 2020 is calculated at **₹61,07,53,505**. The amount of estimated cost incurred is calculated on the base amount of total estimated cost. The balance cost of completion is calculated at **₹25,77,63,839** and total overall % of Completion of Project is **70.0%** till 31st March 2020.
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 31ST MARCH 2020)

Sr No	Project Name	Building / Tower	Estimated Cost	Cost Incurred	Cost Balance	% Completion
1	Green park at Kondhwa, Pune	Building 1	₹ 14,70,45,763	₹ -	₹ 14,70,45,763	0%
2		Building 2	₹ 17,99,91,148	₹ 17,99,91,148	₹ -	100%
3		Building 3	₹ 18,88,30,888	₹ 17,99,64,128	₹ 88,66,760	95%
4		Building 4	₹ 17,92,58,266	₹ 17,92,58,266	₹ -	100%
5		Commercial Building	₹ 3,17,16,662	₹ -	₹ 3,17,16,662	0%
6		Infra Works	₹ 14,16,74,617	₹ 7,15,39,963	₹ 7,01,34,654	50%
		Total	₹ 86,85,17,342	₹ 61,07,53,505	₹ 25,77,63,839	70%

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.
2. This issued certificate for mahaRERA Certification / Registration purpose only.
3. These estimate / cost to complete is based on taxation prior to GST impact. Based on revised taxation, overall cost for the project may vary and shall be provided in due course upon revisions with individual vendor contractors.
4. Above costs excludes all soft costs such as approval costs, developer's overheads, land and associated costs, consultant's costs, project finance costs, marketing and sales, administrative expenses, general development cost overheads. The above mentioned cost is including contingency / escalation as assessed by independent Qs.

GREEN PARK AT KONDHWA, PUNE
ANISHKA DEVELOPERS PVT LTD

Date: 31 March 2020

COST INCURRED / PROJECT PROGRESS REPORT

Sr. No	Towers Elements	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
	ANNEXURE 1				
	Tower 2		17,99,91,148	17,99,91,148	
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	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	100%	5,93,90,413	5,93,90,413	-
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the flat/premises	100%	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	100%	85,26,180	85,26,180	-
9	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%	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, Complainece 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	100%	1,23,82,514	1,23,82,514	-



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COST INCURRED / PROJECT PROGRESS REPORT

Sr. No	Towers Elements	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
	ANNEXURE 2				
	Tower 4	100%	17,92,58,266	17,92,58,266	
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	100%	7,11,38,638	7,11,38,638	-
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%	5,16,48,526	5,16,48,526	-
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the flat/premises	100%	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	100%	80,20,078	80,20,078	-
9	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%	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, Complaine 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	100%	1,26,53,405	1,26,53,405	-



GREEN PARK AT KONDHWA, PUNE
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Date: 31 March 2020

COST INCURRED / PROJECT PROGRESS REPORT

Sr. No	Towers Elements	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
	ANNEXURE 3				
	Tower 3	95%	18,88,30,888	17,99,64,128	88,66,760
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	100%	7,12,35,941	7,12,35,941	-
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%	5,93,90,413	5,93,90,413	-
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the flat/premises	80%	1,43,82,457	1,15,05,966	28,76,491
8	Staircases, Lift Wells and Lobbies at each floor level connecting staircases and Lifts, Overhead and UGWT	80%	85,26,180	68,20,944	17,05,236
9	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	80%	90,42,648	72,34,118	18,08,530
10	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electro Mechanical equipment, Complaine 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	80%	1,23,82,514	99,06,011	24,76,503



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COST INCURRED / PROJECT PROGRESS REPORT

Sr. No	Towers Elements	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
	ANNEXURE 4				
	Tower 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, Complaine 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



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COST INCURRED / PROJECT PROGRESS REPORT

Sr. No	Towers Elements	% Completion	Estimated Cost (Rs.)	Cost Incurred (Rs.)	Balance Cost Incurred (Rs.)
	ANNEXURE 5				
	COMMERCIAL	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, Complacnce 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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	ANNEXURE 6				
	INFRA ELEMENTS	50%	14,16,74,617	7,15,39,963	7,01,34,654
1	Internal Roads & Footpaths	18%	2,02,09,218	36,37,659	1,65,71,559
2	Water Supply	90%	29,76,524	26,78,871	2,97,652
3	Sewerage (chamber, lines, septic tank, STP)	90%	66,20,884	59,58,795	6,62,088
4	Storm Water Drains	90%	29,76,524	26,78,871	2,97,652
5	Landscaping and Trees (softscape and hardscape)	0%	1,78,22,164	-	1,78,22,164
6	Street Lighting	0%	-	-	-
7	Community Buildings	0%	2,55,32,850	-	2,55,32,850
8	Treatment and Disposal of Sewage and Sullage water	0%	-	-	-
9	Solid Waster Management and Disposal	95%	20,39,856	19,37,863	1,01,993
10	Water Conservation and RWH	40%	11,43,211	4,57,285	6,85,927
11	Energy Management (DG)	55%	28,55,799	15,65,551	12,90,247
12	Fire Protection and Fire Safety requirements	80%	84,52,912	67,62,330	16,90,582
13	Electric Meter Room, substation and Receiving station	100%	1,42,87,051	1,42,87,051	-
14	Consultancy	75%	1,95,43,787	1,46,57,841	48,85,947
16	Misc (Security system, data systems etc)	82%	16,44,396	13,48,405	2,95,991
17	Site Establishment	100%	1,55,69,440	1,55,69,440	-

