

ENGINEER'S CERTIFICATE

Date: 27/07/2017

To
Acropolis Purple Developers,
S. NO. 43 and 44, Mohammadwadi,
Pune-411060

Subject: Certificate of Cost Incurred for Development of Voyage To The Stars for Construction of A, B AND C Wing(s) of the First Phase (MahaRERA Registration Number) situated on the Plot B bearing Survey no.43 Hissa No. 1+2+3+4+5(P)+6+7+8(P)+9A+9B/1+11(P)+12+S. No.44 Mohammadwadi, Pune demarcated by its boundaries latitude and longitude N 18°28'43.68" and E 73°54'41.76". S. No. 45(P) to the North. Proposed Building D and E of the whole project to the South. Proposed Commercial Building ,24 M wide D. P. road to the East S. No. 45 (P) to the West of Division village Mohammadwadi taluka Haveli District Pune PIN 411060 admeasuring 7377.18 sq.mts. area being developed by [Promoter]
Ref: MahaRERA Registration Number _____

Sir,

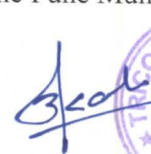
I/ We **Tricon Infra Buildtech Pvt. Ltd.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being A, B And C Wing(s) of the First Phase situated on the plot bearing Survey no **43 Hissa No. 1+2+3+4+5(P)+6+7+8(P)+9A+9B/1+11(P)+12+S. No.44 Of Division** village Mohammadwadi taluka Haveli District Pune PIN 411060 admeasuring 46642.96 sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter: -

- (i) M/sPinnac AECL Consultancy Pt. Ltd.as L.S. / Architect;
- (ii) M/s Sunil Mutalik And Associates as Structural Consultant
- (iii) M/s Pushkraj consultancy and Abhiyanta Consultancy Engineers LLP as MEP Consultants
- (iv) Shri **Ashok Kisan Kale** as Quantity Surveyor *

2. We 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 **Ashok Kisan Kale** 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 285,00,00,000/- (Two Hundred and Eighty Five Crores only) (Total of Table A and B). The estimated Total Cost of project is regarding the Civil, MEP and allied works required to be completed for 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. 105,00,00,000/- (One Hundred and Five crores) (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 Pune Municipal Corporation. (planning Authority) is estimated at Rs 180,00,00,000/- (One Hundred and Eighty Crores Only) (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

Wing called A

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the wing Aas on 30.06.2017 date of Registration is	Rs. 78,50,00,000 /-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	Rs. 43,00,00,000/- /-
3	Work done in Percentage (as Percentage of the estimated cost)	55 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.35,50,00,000/- /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Wing called B

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the wing Bas on 30.06.2017 date of Registration is	Rs. 89,25,00,000 /-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	Rs. 31,50,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	35 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 57,75,00,000 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-



Wing called C

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the wing Cas on 30.06.2017 date of Registration is	Rs. 100,00,00,000/- /-
2	Cost incurred as on 30.03.2017(based on the Estimated cost)	Rs. 28,00,00,000/- /-
3	Work done in Percentage (as Percentage of the estimated cost)	28%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 72,00,00,000/- /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2017 date of Registration is	Rs. 17,25,00,000/-
2	Cost incurred as on 30.06.2017_ (based on the Estimated cost)	Rs. 2,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	15 %
4	Balance cost to be incurred on 30.06.2017 (based on the Estimated cost)	Rs. 14,75,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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 to time 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 appointed by Developer, the name must 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 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.



A long, thin, curved blue line drawn vertically across the lower half of the page.