

FORM-2

ENGINEER'S CERTIFICATE

Date: 30th June 2017

To

S2 REALTY,

101, Lotus Plaza, Kothrud,

Pune 411038

Subject: Certificate of Cost Incurred for Development of CAVANSITE, WARJE for Construction of THREE (3) buildings of the FIRST Phase situated on the Plot bearing Survey no. 111/1 demarcated by its boundaries (latitude and longitude of the end points to the North : 12 metre wide Service Road to the South : S. No. 81 (P) to the East: S. No. 112(P) and 113 to the West: S. No. 111(P), RMD College of Division WARJE village HAVELI taluka PUNE District admeasuring 12,000sq.mts. area being developed by S2 REALTY.

Ref: MahaRERA Registration Number _____

Sir,

I, Balasaheb Lagad, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being three (3) buildings of the FIRST Phase situated on the Survey No. 111/1, Village Warje, Taluka Haveli, District Pune admeasuring 12,000 sq.mts. area being developed by S2 Realty.

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

(i) Mr. Jay Aeram as Architect ;

(ii) M/s SPECTRUM CONSULTANTS as Structural Consultant

(iii) M/s ZOPATE ELECTRICAL CONSULTANTS as Electrical Consultant

(iv) M/s APEX PLUMBING CONSULTANT as Plumbing Consultant

(v) Shri Prashant Chavanas Project Manager (Site Supervisor)

(vi) Shri. Balasaheb Lagad 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 one 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 Consultants and the Schedule of items and quantity for the entire work as calculated by myself, 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. Nineteen Crores, Eleven Lakhs, One Thousand and Fifty only (Rs. 19,11,01,050)**. 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 **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. 5,49,16,854/- (Rupees Five Crores, Forty Nine lakh, Sixteen Thousand, Eight Hundred and Fifty Four only)**. 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 Town Planning Baramati (planning Authority) is estimated at **Rs13,61,84,196/- (Rupees Thirteen Crores, Sixty One Lakh, Eighty Four Thousand, One Hundred and Ninety Six only)**.
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 "A"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30.06.2017 date of Registration is	Rs. 97,58,000 /-
2	Cost incurred as on 30.06.2017	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 97,58,000/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE A

Building "B "

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30.06.2017 date of Registration is	Rs. 14,10,99,000 /-
2	Cost incurred as on 30.06.2017	Rs. 4,36,06,646 /-
3	Work done in Percentage (as Percentage of the estimated cost)	31 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,74,92,354/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2017not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A

Building "C "

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30.06.2017 date of Registration is	Rs. 2,17,50,400 /-
2	Cost incurred as on 30.06.2017	Rs. 1,13,10,208 /-
3	Work done in Percentage (as Percentage of the estimated cost)	52 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,04,40,192/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2017not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE B

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. 1,84,93,650/-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	Rs. NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,84,93,650/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully,

BALASAHEB LAGAD

(License No- Not Applicable)