

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 15/07/2017

To

Mr. I.P. Inamdar,

957. Nana Peth, Pune-02

Subject: Certificate of Cost Incurred for Development of Ecopolitan for Construction of 02 building(s)/ 2 Wing(s) of the B AND A Building situated on the **Plot Bearing S.NO. S/N-13/1/1+13/1/2+13/2, Punawale , Mulshi , Pune** demarcated by its **boundaries** Latitude 18°37'49.35"N - Longitude 73°44'27.36"E to the NORTH, Latitude 18°37'47.80"N - Longitude 73°44'31.80"E to the SOUTH Latitude to 18°37'43.18"N - Longitude 73°44'29.56" to the EAST ELatitude 18°37'44.96"N - Longitude 73°44'23.26"E TO THE WEST , admeasuring **19661.5** sq.mt. out of which the **B and A bldg.** admeasures ground coverage of **11000** sq.mt. area is being developed by I.P.. Inamdar.

Ref: RERA Registration Number _____

Sir,

I/ We Shrinivas Vijay Hasanpalli have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, **S.NO. S/N-13/1/1+13/1/2+13/2, Punawale , Mulshi , Pune** _admeasuring **6822** sq.mts. Area being developed by I.P. Inamdar.

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

- a) M/s. VK-a Architects (Hrishikesh Kulkarni) as L.S. / Architect ;
- b) M/s. PRECISION PRECAST SOLUTIONS PVT. L
- structural and MEP consultant

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 quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer/Engineer, 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_ 409468592** 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 PIMPRI CHINCHWAD 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. 90679862.00.**

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 PIMPRI CHINCHWAD MUNICIPAL CORPORATION (planning Authority) is estimated at **Rs _318788730.00**

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 /Wing bearing Number **_02_** or called **__Building -B and Building A** (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15/07/2017_ date of Registration is	Rs. 384468592.0 /-
2	Cost incurred as on _15/07/2017_ (based on the Estimated cost)	Rs. 88279862.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	23 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 296188730.0/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 12700000.00/-

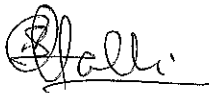


TABLE B

(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 15/07/2017 date of Registration is	Rs. _25000000.00/-
2.	Cost incurred as on _15/07/2017 (based on the Estimated cost)	Rs. 2400000.00 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	10 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2.26 crore_-/-
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0 /-

You're faithfully


Shrinivas Hasanpalli

Signature of Engineer

* 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 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 has to 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.

Annexure A

List of Extra / Additional Items executed with Cost

(Which were not parts of the original Estimate of Total Cost)