

**KESHAV DATTATRAYA BHUJADI**  
Chintamani Park Society, Flat No 4,  
Tukaram Nagar, Kharadi, Pune 411014.

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**FORM – 2**

**ENGINEER'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of  
Money from Designated Account – Project wise)

Date :25.07.2017

To

**LAXMI DEVELOPMENTS,**

Survey No 286/1B, Lane No 13 Shree Swami Samarth Nagar,  
Sathe Wasti, Lohegaon, Pune 411047.

**Subject: Certificate of Percentage of Completion of Construction Work A-Wing & B-Wing of 'LAXMI EMERALD' of the Project [RERA Registration Number] situated on the Plot bearing Survey No. 286/1B, 286/1D, demarcated by its boundaries Pillar No 1 (Latitude- 18° 36' 20"N and Longitude 73° 54' 57" E of the end points), Pillar No 2 (Latitude- 18° 36' 16"N and Longitude 73° 54' 58" E of the end points), Pillar No 3 (Latitude- 18° 36' 15"N and Longitude 73° 54' 56" E of the end points) to the North Land belonging to Survey No.293, to the South Survey No.286/1C, to the East Survey No.286/2, to the West Road and Survey No.286/1, of Division Pune Village Lohegaon Taluka Haveli District Pune PIN 411047 admeasuring 2991.95 sq. mtrs. Area being developed by LAXMI DEVELOPMENTS.**

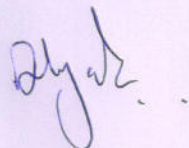
Ref. RERA Registration Number \_\_\_\_\_

Sir,

I **Keshav D. Bhujadi** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being **A-Wing & B-Wing** Building(s) Project, of the '**LAXMI EMERALD**' Building situated on the plot bearing Survey no. **286/1B & 286/1D** of Division Pune, Village Lohegaon, Taluka Haveli, District Pune 411047 admeasuring 2991.95 sq.mts. Area being developed by **LAXMI DEVELOPMENTS**

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

- (i) **Smt Trupti Gupta** as L. E. / Architect ;
- (ii) **M/S Delcons Consultants India Pvt Ltd** as Structural Consultant
- (iii) **Shri Keshav D. Bhujadi** as Site Engineer



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 Consultant and the Schedule of times and quantity for the entire work as calculated by **Keshav D. Bhujadi** 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.11,48,80,967/-** 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 PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 6,43,37,544/-** The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Planning 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 PMRDA (planning Authority) is estimated at **Rs. 16,70,30,932/-**
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 –A & Wing –B or called (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 -A & Wing -B as on 25/07/17 date of Registration is            | <b>Rs. 11,48,80,967/-</b> |
| 2       | Cost Incurred on 25/07/17 (based on the Estimated cost)                                                  | <b>Rs. 6,43,37,544/-</b>  |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                         | <b>56.00 %</b>            |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                 | <b>Rs.5,05,43,423/-</b>   |
| 5       | Cost Incurred on Additional / Extra Items as on 25/07/17 not included in the Estimated Cost (Annexure A) | <b>Rs.0.00/-</b>          |

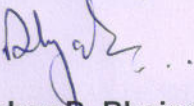
*[Signature]*

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 25/07/17 date of Registration is | Rs. 5,21,49,965/- |
| 2       | Cost incurred as on 25/07/17 (based on the Estimated cost)                                                                                                  | Rs. 37,77,708/-   |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                                                                            | 7.24 %            |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                                    | Rs. 4,83,72,257/- |
| 5       | Cost Incurred on Additional / Extra Items as on 25/07/17 not included in the Estimated Cost (Annexure A)                                                    | Rs. 0.00/-        |

Yours Faithfully



Keshav D. Bhujadi

(Signature of Engineer)

(Licence No REG/PMC/STE/0443/17)

**Keshav D. Bhujadi**