

ENGINEER'S CERTIFICATE

To,

Rahul Constructions
Rahul Capital,
115/B, Prabhat Road,
Pune 411004.

Sub : Certificate of Cost Incurred for Development of '**Rahul Eastview I**' situated at the S.No. 56/2 to 56/8 demarcated by its boundaries (latitude and longitude of the end points) (18.283543, 73.561556) to the North, (18.4759777, 73.933332) to the South, (18.282843, 73.561533) to the East, (18.282847, 73.561398) to the West of Division Pune, Village Hadapsar, Taluka Haveli, District Pune PIN 411028, land admeasuring 5270.00 sq.mtrs. out of sanctioned lay-out area admeasuring 17800 Sq. mtrs out of totally admeasuring area 18800.00 sq.mtrs being developed by **Rahul Constructions**.

Sir,

I Mr. Umesh V. Dabhade has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being building/s situated at S.No. 56/2 to 56/8 of Division Pune, Village Hadapsar Taluka Haveli, District Pune Pin 411028 land admeasuring 5270.00 sq.mtrs. out of sanctioned lay-out area admeasuring 17800 Sq. mtrs out of totally admeasuring area 18800.00 sq.mtrs being developed by **Rahul Constructions**.

1. Following technical professionals are appointed by Promoter :

- (i) Mr. Abhay Joshi as Architect
- (ii) Vijay Ruikar & Associates as Structural Consultant
- (iii) M/s. MEP Consultants as 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 Buildings 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 Mr. Prakash Zende & Mr. Kailash Nalage appointed by Developer, 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 buildings of the aforesaid project under reference as Rs . 20,46,00,000/- (Total of Table A and Table B). 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 buildings 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. . 15,14,10,000/- (Total of Table A & Table 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 Buildings of the subject project to obtain Occupation Certificate/ Completion Certificate from Pune Municipal Corporation (Planning Authority) is estimated at Rs. . 5,31,90,000/- (Total of Table A & Table 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 & Table B below:

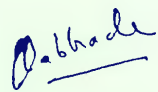
Table A
Rahul Eastview I

Sr No	Particular	For Developers Flats (16 Flats)	To be Given to Landlord(91 Flats)	Net Total
1	Total Estimated of the building/wing as on 28-02-2018 of registration is	29,900,000	170,200,000	200,100,000
2	Cost incurred as on 28-02-2018 (based on the estimated cost)	25,700,000	124,300,000	150,000,000
3	Work done in %(as % of the estimated cost)			75%
4	Balance cost to be incurred(based on the estimated cost)			50,100,000
5	Cost Incurred on additional/Extra Items as on 28-02-2018 not included in the estimated cost(Annex A)			- - - - -

Table B
(To be prepared for the entire registered phase of the real estate project)

Sr No	Particular	For Developers Flats (16 Flats)	To be Given to Landlord(91 Flats)	Net Total
1	Total Estimated cost of the internal & External development woks including amenities & Facilities in the layout as on 28-02-2018 date of registration is	680,000	3,820,000	4,500,000
2	Cost incurred as on 28-02-2018 (based on the estimated cost)	210,000	1,200,000	1,410,000
3	Work done in %(as % of the estimated cost)			31%
4	Balance cost to be incurred(based on the estimated cost)			3,090,000
5	Cost Incurred on additional/Extra Items as on 28-02-2018 not included in the estimated cost(Annex A)			- - - - -

Yours Faithfully


Mr. Umesh V. Dabhade
Signature of Engineer