

ENGINEER'S CERTIFICATE

Date : 07 July 2017

To,

Western City Township LLP

Subject : Certificate of Percentage of Completion of Construction Work of 3 Building(s) of the VTP Solitaire Phase1 Project [MahaRERA registration no. _____] situated on the Plot bearing Survey noS. No. 135/5/1,135/5/2,135/6,135/6/1 at village pashan District Pune (latitude and longitude of the end points) s.no.135 part North, open space South, building c East, adj CTS NO 2146 Part West of Division Pune, village Pashan, taluka Haveli, District Pune, PIN 411021 admeasuring 3974.57 sq.mts. area being developed by Western City Township LLP

Ref : MahaRERA Registration Number _____

Sir,

I/ We Mr. Pandharinath Chakor have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Buildings the A WING & B WING , Mhada building of VTP Solitaire phase1 Project, situated on the plot bearing Survey Survey noS. No. 135/5/1,135/5/2,135/6,135/6/1 at village pashan District Pune, PIN 411021 admeasuring 3260.66 sq.mts. area being developed by Western City Township LLP

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

- (i) M/s.Earth Song (Ar.Santhosh M.P.) as project Architect ;
- (ii) M/s.A Design Studio (Ar. Siddarth Harishandrakar) liaisoning architect
- (iii) Mrs. Minal Firake architect
- (iv) M/s. Architectural Energy Solutions as MEP Consultant
- (v) M/s. G.A.Bhilare Consultant Pvt. Ltd as Structural Consultant
- (vi) M/s. Pandharinath Chakor as Project Manager / Engineer
- (vii) Mr. Arun Kulkarni 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

[Signature]
07/07/2017

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. Arun Kulkarni 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. 40.81 Cr. (Total of Table A and 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 building(s) from the PMC (planning authority) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 40.81 Cr. (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 PMC (planning Authority) is estimated at Rs. 39.71 Cr. (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

Building /Wing bearing Number A building

(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 31.5.2017 date of Registration is	Rs. 19.31 cr
2.	Cost incurred as on 31.5.2017 (Based on the estimated cost)	Rs. 0.00 cr.
3.	Work done in Percentage	0 %

B. Kulkarni
07/07/2017

(As Percentage of the estimated cost)

4. Balance Cost to be Incurred Rs. 19.31 cr.

(Based on Estimated Cost)

5. Cost Incurred on Additional /Extra Items Rs. 00.00

as on 31.7.2017 not included in the Estimated
Cost (Annexure A)

TABLE A

Building /Wing bearing Number **B building**

(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 31.5.2017 date of Registration is	Rs. 15.41 cr
2.	Cost incurred as on 31.5.2017 (Based on the estimated cost)	Rs. 0.00 cr.
3.	Work done in Percentage (As Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.0 cr.
5.	Cost Incurred on Additional /Extra Items as on 31.7.2017 not included in the Estimated Cost (Annexure A)	Rs. 00.00

(Signature)
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TABLE ABuilding /Wing bearing Number **Mhada building**

(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 31.5.2017 date of Registration is	Rs. 3.09 cr
2.	Cost Incurred as on 31.5.2017 (Based on the estimated cost)	Rs. 0.00 cr.
3.	Work done in Percentage (As Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.0 cr.
5.	Cost Incurred on Additional /Extra Items as on 31.7.2017 not included in the Estimated Cost (Annexure A)	Rs. 00.00

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 31.5.2017 date of Registration is	Rs. 3.00 cr.
2.	Cost incurred as on 31.5.2017 (based on the Estimated cost).	Rs. 1.10 Cr.

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3. Work done in Percentage (as Percentage of the estimated cost).	36.67 %
4. Balance Cost to be Incurred (Based on Estimated Cost).	Rs.1.90 cr.
5. Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	Rs. 0.00 cr.

Yours Faithfully,


07/10/2017

Mr. Pandhrinath Chakor
Signature of Engineer.

Annexure A

List of Extra/Additional Items executed with Cost
(Which was not part of the original Estimate of Total Cost)