

PLANEDGE
PLAN | MANAGE | BUILD | SELL

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: 20th June 2017

To,
M/s. Rising Propcon LLP
Mr, Manojkumar V Gupta
Office 102, Wing A, Level 1, ICC Trade Towers,
Senapati Bapat Road, Pune 411016,

Subject: Certificate of Cost Incurred for Development of Kohinoor Abhimaan for Construction of Residential and Commercial building(s) Kohinoor Abhiman, Phase 1 situated on the Gat No 8, 12,16,18,19 and 20 At Shirgaon, Tal Maval, Dist. Pune demarcated by its boundaries

East – By part of Road

West- By part 17,14 and 6

North- By part 17,21,24 and 8

South- By part Gat No 10,12,11,145-

of Shirgaon village, Maval Taluka Pune District admeasuring 77702.91 sqmts area being developed by M/s. Rising Propcon LLP

Sir,

I/ We, Planedge Consultants Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Kohinoor Abhiman, Phase 1("A", "B", "C", "D", "H", "I", "K", "L", "M", "N", all amenities like road, fire, CCTV for said buildings, UGWT 1 & 2, and podium 1a and 1b, 2a and 2b, solar, CCTV situated on the Plot bearing Gat No 8, 12,16,18,19 and 20 At Shirgaon, Tal Maval, Dist. Pune being developed by M/s. Rising Propcon LLP

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

- (i) M/s Vka Architects Architect ;
- (ii) M/s Gensys Tech. Pvt. Ltd.as Structural Consultant
- (iii) M/s Abhiyanta as electrical & Mclin as plumbing consultants.
- (iv) M/s Planedge Consultants Pvt. Ltd.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 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 Planedge Consultants Pvt. Ltd. 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.101,47,37,657.00(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 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. 36, 24, 75,984.00(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 PMRDA (planning Authority) is estimated at Rs.65,22,61,673.00(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

Buildings called Kohinoor Abhiman, Phase 1 ("A", "B", "C", "D", "H", "I", "K", "L", "M", "N", all amenities like road, fire, CCTV for said buildings, UGWT 1 & 2, and podium 1a and 1b, 2a and 2b, solar, CCTV)

SrNo	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 20/06/2017 date of registration is	Rs. 85,55,11,148.00
2	Cost incurred as on 20/06/2017 (based on the Estimated cost)	Rs. 35,15,58,279.00
3	Work done in Percentage (as Percentage of the estimated cost)	41.09%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,39,52,869.00
5	Additional /Extra Items as on 20/06/2017 not included in the Estimated Cost	NIL

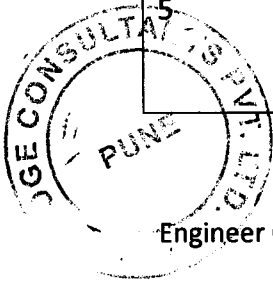


TABLE B

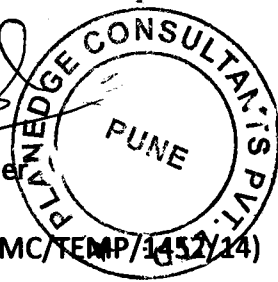
(to be prepared for the entire registered phase of the Real Estate Project)

SrNo	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20/06/2017 date of Registration is	Rs. 15,92,26,509.00
2	Cost incurred as on 20/06/2017 (based on the Estimated cost)	Rs. 1,09,17,705.00
3	Work done in Percentage (as Percentage of the estimated cost)	6.86%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,83,08,804.00
5	Cost Incurred on Additional /Extra Items as on 20/06/2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer

(Licence No: REG/PMC/TEMP/1452/14)

*** 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 – Not Applicable

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