

Form -2 (see Regulation 3

ENGINEER'S CERTIFICATE

Date:25/06/2018

To
Majestique Heights,
Office No. 3, 4, 5 Swayambhu Building,
Sujay Garden, Mukund Nagar, Pune.

Subject: Certificate of Cost Incurred for Development of "Majestique Aqua" for Construction of C and D buildings of the 2nd phase (MahaRERA Registration number) situated on the plot bearing S. no. 134/3, 134/9A, 134/17, 134/9B, 134/2+4+5/1, 134/2+4+5/3/1, 134/19, 134/6A, 134/6B, 134/7/2, 134/7/1, 134/8/1, 134/8/2, 134/10, 134/18, 134/12, 134/13, 134/14, 134/16/A/1, 134/16A/2, 134/2+4+5/2B, 134/2+4+5/2A & CTS. NO. 561 Of Division Pune village Phursungi Taluka Haveli District-Pune, PIN 412308 admeasuring 10678.40 Sq. Mtrs approx. by considering the Total permissible FSI on the total land area under sanctioned layout. Area being developed by Majestique Heights.

Demarcated by the boundaries (latitude and longitude of the end points) demarcated by its boundaries (latitude and longitude of the end points)

18°28'23.25"N, 73°58'31.11"E to the North,

18°28'13.69"N, 73°58'33.39"E to the South,

18°28'18.27"N, 73°58'33.39"E to the East,

18°28'19.39"N, 73°58'26.45"E to the West,

To the North: Canal

To the South: Remaining part of S.no-134

To the East: Proposed 24 m wide Road

To the west: Remaining part of S.no-134

Ref: Maha-RERA Registration Number-P52100014408

Sir,

IArunkumarSutarhave undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being C and D buildings of the 2nd Phase situated on the plot bearing S. no.134/3,134/9A, 134/17, 134/9B, 134/2+4+5/1, 134/2+4+5/3/1, 134/19, 134/6A, 134/6B, 134/7/2, 134/7/1, 134/8/1, 134/8/2, 134/10, 134/18, 134/12, 134/13, 134/14, 134/16/A/1, 134/16A/2, 134/2+4+5/2B, 134/2+4+5/2A & CTS. NO. 561 Of Division Pune village Phursungi Taluka Haveli District Pune PIN 412308 admeasuring 10678.40 Sq. Mtrs. Area being developed by Majestique Heights.

Following technical professionals are appointed by Owner/Promoter:-

- i. M/s/Shri./Smt. **Mr. AtitAdmulwaras** L.S. /Architect:
- ii. M/s/Shri./Smt. **M/S Spectrum Consultants** as Structural Consultant
- iii. M/s/Shri./Smt. **(AjitKothare)MEP System Solutions Pvt. Ltd** as MEP Consultant
- iv. M/s/Shri./Smt. **Mr.PiyushPipada**as Site Supervisor

1. I 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 **ArunKumar Sutar** quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us and referring all invoice, etc for the same.
2. We estimate Total-Estimated Cost of completion of the builder(s) of the aforesaid project under reference as Rs.35,68,84,546.00(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.
3. The Estimated Cost Incurred till date is calculated at **Rs1,61,59,269.00**(Total of Table A and B) the amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. 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.**34,07,25,277.00**(Total of Table A and B)
5. 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 'C'

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	15,17,06,257.00
2.	Cost incurred as on _____ (based on the Estimated cost)	52,83,201.00
3.	Work done in percentage (as Percentage of the estimated cost)	3.48
4.	Balance Cost to be Incurred (Based on Estimated Cost)	14,64,23,056.00
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure-A)	0

TABLE-A
Building / Wing bearing Number 'D'

Sr. No.	Particulars	Amounts
6.	Total Estimated cost of the building/wing as on _____ date of Registration is	15,26,95,150.00
7.	Cost incurred as on _____ (based on the Estimated cost)	1,08,76,068.00
8.	Work done in percentage (as Percentage of the estimated cost)	7.12
9.	Balance Cost to be Incurred (Based on Estimated Cost)	14,18,19,082.00
10.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure-A)	0

TABLE-B

C- Building Development Work

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration. is	2,61,56,389.00
2.	Cost incurred as on _____ (based on the Estimated cost)	0
3.	Work done in percentage (as Percentage of the estimated cost)	0
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,61,56,389.00
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure-A)	0

TABLE-B

D- Building Development Work

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration. is	2,63,26,750.00
2.	Cost incurred as on _____ (based on the Estimated cost)	0
3.	Work done in percentage (as Percentage of the estimated cost)	0
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,63,26,750.00
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure-A)	0

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 office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer.
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.

Yours Faithfully

Mr.Arun Kumar Sutar


Signature of Engineer
(License No _____)