



FORM -2

ENGINEER'S CERTIFICATE

Date: 31.03.2022

To,
The Kallyaanee Fortune Properties,
3AA Edena, 3rd Floor,
97 Maharshi Karve Road,
Marine Line, Mumbai – 400 200

Subject: Certificate of Cost Incurred for Construction of the Project “**EXCELLAA FLORENCE (PLOT 2) C & D WING**” Situated on the plot bearing Gat No. 148/1, 149, 150, 151, 152 and 254, Pirangut, Tal. Mulshi, Pune – 412115. admeasuring 8940 Sq. meters area being developed by **The Kallyaanee Fortune Properties.**

Sir,
I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being “**EXCELLAA FLORENCE (PLOT 2) C & D WING**” of the Project “**EXCELLAA FLORENCE**” situated on the plot bearing Survey No. 41/14A, Pune 411036. admeasuring 9912 Sq. meters area being developed by **The Kallyaanee Fortune Properties.**

1. Following technical professionals are appointed by Owner / Promoter: -
 - i. M/s/Shri./Smt. **Cubix Architect** as L.S. / Architect:
 - ii. M/s/Shri./Smt. **Structure Vision** as Structural Consultant
 - iii. M/s/Shri./Smt. **Siddhivinayak Electrical Consultants** as MEP Consultant
 - iv. Mr. **Nilesh Shirsat** as Estimation Engineer
2. 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, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me and referring all invoice, etc. for the same.

We estimate Total-Estimated Cost of completion of the builder(s) of the aforesaid project under reference as **Rs. 49,08,67,559/-** (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. 0.00/-** (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. 49,08,67,559/-** (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 bearing Number 'C WING'

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 31/03/2022 date of Registration is	27,25,86,942.00
2.	Cost incurred as on 31/03/2022 (based on the Estimated cost)	00.00
3.	Work done in percentage 31/03/2022 (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred 31/03/2022 (Based on Estimated Cost)	27,25,86,942.00
5.	Cost Incurred on Additional /Extra Items as on 31/03/2022 not included in the Estimated Cost (Annexure-A)	00.00

Building bearing Number 'D WING'

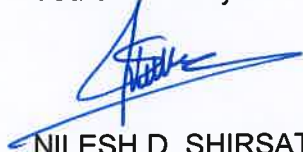
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 31/03/2022 date of Registration is	20,42,18,018.00
2.	Cost incurred as on 31/03/2022 (based on the Estimated cost)	00.00
3.	Work done in percentage 31/03/2022 (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred 31/03/2022 (Based on Estimated Cost)	20,42,18,018.00
5.	Cost Incurred on Additional /Extra Items as on 31/03/2022 not included in the Estimated Cost (Annexure-A)	00.00



TABLE "B"

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2022 date of Registration is	1,40,62,600.00
2.	Cost incurred as on 31/03/2022 (based on the Estimated cost)	00.00
3.	Work done in percentage 31/03/2022 (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred 31/03/2022 (Based on Estimated Cost)	1,40,62,600.00
5.	Cost Incurred on Additional /Extra Items as on 31/03/2022 not included in the Estimated Cost (Annexure-A)	00.00

Yours Faithfully



NILESH D. SHIRSAT
Signature of Engineer

