

**FORM-2 [see Regulation 3]**

**ENGINEER'S CERTIFICATE**

Date: 30<sup>th</sup> Aug 2022

To

**NEPHRONIA ECOSPACES  
8, Nagar Road, Yeravada, Pune-411006**

**Subject:** Certificate of Cost Incurred for Development of Buildings for Construction of **Tower 2** of the Project Bluegrass Business Park (Maha RERA Registration Number P52100021008), situated Part Final Plot 3/3 admeasuring 12,470 square meters there about 3.08 Acres approx. forming part of Final Plot 3/3 of Yeravada Town Planning Scheme 1 situate lying and being at Village Yeravada, Taluka Haveli, District Pune demarcated by its boundaries (latitude and longitude of the end points)

East : Final Plot 3/2 and Final Plot 3/1  
South : Part Final Plot 3/3  
West : Nagar Road  
North : Nagar Road

Village Yeravada, Taluka Haveli, District Pune, Pin 411006 **admeasuring 12,470 Square metres** area being developed by Dr. Farrokh Framji Wadia through his sole proprietary **Nephronia Ecospaces**.

Ref : Maha RERA Registration Number P52100021008

Sir,

I/We WTP Cost Advisory Services India Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Buildings of the project situated on the plot bearing Final Plot no FP 3/3 of village Yeravada District Pune- 411006 admeasuring **12,470 Sqm** being developed by [Owner/Promoter]

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

- (i) M/s Pinnac AECL Consultancy as Architect ;
- (ii) M/s PGP Architects as Principal Architect



- (iii) M/s Sterling Engineering Consultant as Structural Consultant
  - (iv) M/s Grune Designs Pvt Ltd Consultant as MEP Consultant
  - (v) M/S CBRE South Asia Private Limited as Project Management Consultant
  - (vi) M/s WTP Cost Advisory Services India Pvt. Ltd. as Quantity Surveyor
2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity required for the entire work as calculated by WTP Cost Advisory Services India 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 to ascertain and confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the building (1) of the aforesaid project under reference as Rs. 476,33,32,439 /- (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartment and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) 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. 26,16,31,195/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials and services used and unit cost of these items.



5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs. 450,17,01,244/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of 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 1 or called "Bluegrass Business Park-Tower I"

**(to be prepared separately for each Building /Wing of the Real Estate Project)**

Particulars	Amounts
Total Estimated cost of the building/wing as on 30th Aug 2022 date of Registration is	Rs. 467,59,98,066/-
Cost incurred as on 30 <sup>th</sup> Aug 2022 (based on the Estimated cost)	Rs. 26,16,31,195/-
Work done in Percentage (as Percentage of the estimated cost)	5.60%
Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 441,43,66,871/-
Cost Incurred on Additional /Extra Items as on 30th Aug 2022 not included in the Estimated Cost (Table -C)	Rs. 0 /-



**TABLE B**

Internal and External Development Works in Respect of the Registered Phase  
(to be prepared for the entire registered phase of the Real Estate Project)

Particulars	Amounts
Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th Aug 2022 date of Registration is	Rs. 8,73,34,373/-
Cost incurred as on 30 <sup>th</sup> Aug 2022 (based on the Estimated cost)	Rs 0/-
Work done in Percentage (as Percentage of the estimated cost)	0%
Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,73,34,373/-
Cost Incurred on Additional /Extra Items as on 30th Aug 2022 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully

Signature of Engineer

Local Authority license no. -----

Agreed and Accepted by:

Signature of Promoter

Name : Mr. Farrokh F. Wadia

Date : 30-Aug-2022

**\* Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (\*\*) Balance Cost to be incurred (4) may vary from Difference between total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
4. All components of work with specification are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviations input material used from specifications in agreement of sale.

**TABLE C**

List of Extra / Additional / Deleted Items considered in cost

**(Which were not part of the original estimated of Total cost)**

List of Extra /Additional /Deleted Items	Amounts
1.	0
2.	0

