

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 :17/12/2018

To,

SHREE BALAJI ASSOCIATES,

AT SAN MAHU COMPLEX 5, BUND GARDEN ROAD

OPPOSITE POONA CLUB, PUNE-411001 (Herein after referred as a Promoter/s)

Subject : Certificate of Cost Incurred for Development of Ganga Newtown Phase 2 for Construction of Building B1,B2,B3 of the 2nd Phase (MahaRERA Registration Number) situated on the Plot bearing Survey No. 12/1-12/2+3-12/4/29, Dhanori, Pune 411015.

Demarcated by its boundaries (latitude 18° 36' 10" and longitude 73° 54' 30" of the end points)

To the North Sr. No. 12 Part & 24 Mtr. DP Road, to the South Sr. No. 12 Part ,to the East 60 Mtr. Wide Road, to the West 30Mtr. DP Road, of Division Pune Village Dhanori Taluka Haveli District Pune Pin 411015 admeasuring 54975Sq.Mtrs. area being developed by the promoters.

Ref :MAHARERA Registration Number _____

Sir,

I/We Ravindra Sakharam Pisal have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered under MAHARERA, being of Ganga Newtown Phase2for construction of buildings B1,B2,B3 of the 2nd Phase situated on the Plot bearing Survey No.12/1-12/2+3-12/4/29,of Division Pune Dhanori Village Haveli Taluka Pune District Pin 411015 admeasuring 54975Sq.Mtrs. Area being developed by Promoters.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/sParvezJamadar& Associates as L.S./Architect
 - (ii) M/s G.A. BhilareConsultants Pvt.Ltd as Structural Consultant
 - (iii) M/sSiddhivinyakElectricalConsultants as MEP Consultant
 - (iv) M/sSrujan CMS 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 Srujan CMS 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. 67,09,70,100 (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, Pune being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 00,00,00,000 (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, Pune (Planning Authority)is estimated at Rs. 67,09,70,100 (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 B1

(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 17/12/2018 of Registration is	19,42,69,950
2	Cost incurred as on 17/12/2018 (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)	19,42,69,950
5	Cost Incurred on Additional /Extra Items As on 17/12/2018 not included in the Estimated Cost (Annexure A)	Nil

Building / Wing bearing Number B2

(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 17/12/2018 date of Registration is	22,12,37,100
2	Cost incurred as on 17/12/2018 (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)	22,12,37,100
5	Cost Incurred on Additional /Extra Items As on 17/12/2018 not included in the Estimated Cost (Annexure A)	Nil

Building / Wing bearing Number B3

(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 17/12/2018 date of Registration is	19,42,69,950
2	Cost incurred as on 17/12/2018 (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)	19,42,69,950
5	Cost Incurred on Additional /Extra Items As on 17/12/2018 not included in the Estimated Cost (Annexure A)	Nil

TABLE B

Building / Wing bearing Number Development Works

(to be prepared separately for each Building / Wing 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 17/12/2018 date of Registration is	6,11,93,100
2	Cost incurred as on 17/12/2018 (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)	6,11,93,100
5	Cost Incurred on Additional /Extra Items As on 17/12/2018 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Signature of Engineer

Er. Ravindra Sakharam Pisal


17-12-18