



SHARVAL
Engineers and Consultants

Abhishek S. Joshi

B.Tech (Civil), PGDM (Fin.),
M.Val (Real Estate)

Chartered Engineer: AM-148993-6
Approved Valuer: A-26720

Add.: D-505, Balwantpuram Samrajya, Kothrud, Pune-38 | **Contact:** +91 9922 932 392 | **Email:** sharval011@gmail.com

CHARTERED ENGINEER'S CERTIFICATE

Date: 04.07.2019

To
Sobha Limited.
5th Floor, Parakh House,
Survey No.1, Plot No. 255,
Boat Club Road, Bund Garden,
Pune - 411001.

Subject: Certificate of Percentage of Completion of Construction Work of Building **block-2 (with 1 wing)** of the **Sobha Nesara block-2 Project** situated on the plot bearing No.: **7 7/1 PLOT1 at Kothrud, Haveli, Pune, 411021** demarcated by its boundaries (latitude and longitude of the end points) 18.506817, 73.786273 to the North 18.505986, 73.786220 to the South 18.506329, 73.787126 to the East 18.506451, 73.785265 to the West Kothrud, **Haveli** Taluka, **Pune** District, PIN 411021 admeasuring **3992.231 Sq.mts.** area being developed by Sobha Ltd.

Ref: Maha RERA Registration Number P52100020034.

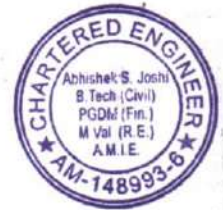
Sir,

I, Abhishek Joshi, have undertaken assignment of certifying Estimated Cost for the Subject

Real Estate Project proposed to be registered under with 1 wing of the Sobha **Nesara Project Block-2** situated on the plot bearing **7 7/1 PLOT1** demarcated by its boundaries (latitude and longitude of the end points) 18.506817, 73.786273 to the North 18.505986, 73.786220 to the South 18.506329, 73.787126 to the East 18.506451, 73.785265 to the West Kothrud, **Haveli** Taluka, **Pune** District, PIN 411021 admeasuring **3992.231 Sq.mts.** area being developed by Sobha Ltd.

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

- Mr. Prakash Kulkarni as Architect;
- Shri Anil Kumar Hokrani as Structural Consultant
- Shri Prasanna Venkatesh as MEP Consultant.
- M/s Sharval Engineers & Consultants (Prop. Abhishek Joshi) as Chartered engineer





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 M/s Sharval Engineers & Consultants (Prop. Abhishek Joshi) as Chartered engineer, 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. 1,678,493,743 /-** (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 Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Cost Incurred till date is calculated at **Rs. 666,088,571/-** (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 Pune Municipal Corporation (planning Authority) is estimated **Rs. 1,012,405,172/-** (Total of Table A & 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 01 or called Sobha -Nesara (Block -02)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.06.2019 date of Registration is	Rs. 1,678,493,743 /-
2	Cost incurred as on 30.06.2019 (based on the estimated cost)	Rs. 666,088,571 /-
3	Work done in Percentage (as Percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,012,405,172/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2019 not included in the Estimated Cost (Annexure A)	-





TABLE B

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

Building /Wing bearing Number 01 or called Sobha -Nesara (Block -02)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2019/ date of Registration is	Rs. 1,678,493,743 /-
2	Cost incurred as on 30.06.2019 (based on the Estimated cost)	Rs. 666,088,571 /-
3	Work done in Percentage (as Percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,012,405,172/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2019 not included in the Estimated Cost (Annexure A)	-

For Sharval Engineers & Consultants.

Abhishek Joshi
B Tech (Civil), PGDM (Finance),
Master of Valuation (Real Estate)
A.M.I.E. (No. AM-148993-6), A.I.V
Chartered Engineer & Registered Valuer





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Notes:-

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 of construction includes all labour, material, equipment and machinery required to carry out entire work and excludes cost of development rights, statutory expenses and taxes, interest on loan, selling & marketing, maintenance charges, other overheads. The cost is estimated for the Buildings 'Sobha Nesara -Block 2' having 1 Plinth ,1 Podiums, 4 stilt Floor + 20 Slabs of Super Structure , having total number of 78 Residential Flat/ Units.
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.
6. This report contains 5 Pages.

For Sharval Engineers & Consultants,

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