

PRASHANT K. MUTKEKAR

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Civil Engg. Certificate dtd . 4/7/1995

FORM-2
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account- Project wise)

Date: 15/10/2019

To
M/s Tulip Developers
Office No. 16,17 & 18
La Casita, S. 32A, Ravet
PCNTDA, Pune 412101

Subject: Certificate of Cost Incurred for Development of Infinity World for Construction of A, B, C & D WING (MahaRERA Registration No. : P52100021151) situated on the Plot bearing Survey no. 1/5/2, 1/11 TO 1/14 at Punawale, Taluka Mulshi, Dist Pune 411033 demarcated by its boundaries (latitude and longitude of the end points) (La-18°38' 14.13" N, Lo-73° 44' 56.68" E North East Corner) (La-18°38' 13.34" N, Lo-73° 44' 51.76" E South West Corner) (La-18° 38' 12.90" N,Lo-73° 44' 56.59" E South East Corner) (La-18° 38' 14.29" N,Lo-73° 44' 54.61" E North West Corner)

By property of Mr. Nilesh Gorakh Darshale & Others to the North, By Property of Mr. Namdeo Ganpat Darshale & others to the South, By property of Mr. Nivrutti Govind Darshale and others to the East, by 18 Mt. proposed DP Road to the West of Division Pune, village Punawale Tal Mulshi, Dist Pune Pin 411033 admeasuring 9000 sq.mts. area being developed by M/s Tulip Developers.

Sir,

I Prashant K. Mutkekar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being A,B,C, & D Wing situated on the plot bearing Survey no. 1/5/2, 1/11 TO 1/14, Punawale of Division Pune village Punawale taluka Mulshi District Pune PIN 411033 admeasuring 9000 sq.mts. area being developed by M/s Tulip Developers.

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

- (i) M/s Landmak Design Group Architect ;
- (ii) M/s J.W. Consultants LLP as Structural Consultant
- (iii) M/s Siddhivinayak M.E.P. Consultants as MEP Consultant
- (iv) Mr. Sagar Sutar 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 Mr. Sagar Sutar as 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. 90,00,00,000/-** (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 Pimpri Chinchwad 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. 5,48,208/-** (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 Pimpri Chinchwad Municipal Corporation (planning Authority) is estimated at **Rs. 89,94,51,792/-** (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

Wing bearing Number A

(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 10.06.2019 on date of Registration is	Rs. 84,60,00,000/-
2	Cost incurred till 10/6/2019 (based on the Estimated cost)	Rs. 86,200/-
3	Cost incurred from 10/6/2019 to 30/09/2019 (based on the Estimated cost)	Rs. 4,62,008/-
	Total Exp.	Rs. 5,48,208/-
4	Work done in Percentage (as Percentage of the estimated cost)	6%
5	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 84,54,51,792/-
9	Cost Incurred on Additional /Extra Items as on 30/09/2019 not included in the Estimated Cost (Annexure A)	Nil

TABLE B

(to be prepared for the entire registered phase 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	Rs. 5,40,00,000/-

	10/06/2019 on date of Registration is	
2	Cost incurred as on 30/09/2019 (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)	Rs. 5,40,00,000/-
5	Cost Incurred on Additional /Extra Items as on 30/09/2019 not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully



(Prashant K. Mutkekar)

*** 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 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 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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)