

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: 14/06/2017

To

Nanded City Development And Construction Company Ltd,
Megaspaces, 2nd floor, 13 Solapur Bazar Road,
Off East Street,
Pune - 411 001.

Subject: Certificate of Cost Incurred for Development of Pancham Phase 2 for Construction of 2 buildings situated on the Final Plot No.NRD 4with longitude of end points as 73°47'18.38"E, 73°47'15.52"E, 73°47'17.91"E, 73°47'16.40"E and latitude of end points as 18°27'33.78"E, 18°27'33.33"E, 18°27'29.54"E, 18°27'29.30"E demarcated by its boundaries NGD 22 + 23, 30.0 m wide road to the North, NRD 5 to the South, Pancham Phase 1 building B to the East, Pancham Phase 3 building E to the West, village Nanded, taluka Haveli, District Pune PIN 411068 admeasuring 10,847.45sq.mts. plot area being developed by Nanded City Development And Construction Company Ltd.

Sir,

I, Vishwas Bhandurke, certifying engineer, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being 2 buildings situated on the Final Plot No. NRD 4with longitude of end points as 73°47'18.38"E, 73°47'15.52"E, 73°47'17.91"E, 73°47'16.340"E and latitude of end points as 18°27'33.78"E, 18°27'33.33"E, 18°27'29.54"E, 18°27'29.30"E demarcated by its boundaries NGD 22 + 23, 30.0 m wide road to the North, NRD 5 to the South, Pancham Phase 1 building B to the East, Pancham Phase 3 building E to the West, village Nanded, taluka Haveli, District Pune PIN 411068 admeasuring 10,847.45 sq.mtrs. plot area being developed by Nanded City Development and Construction Company Ltd.

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

- i. M/s Associated Space Designers as Architect;
- ii. M/s J W Consultants LLP as Structural Consultant

- iii. M/s Aquamate Consultant Pvt. Ltd. as Plumbing Consultant
- iv. Shri Rahul Manurkar as inhouse electro-mechanical engineer.
- v. Smt Shraddha Bhapkar as inhouse HOD of Estimation
- vi. Shri Vishwas Bhandurge as certifying engineer

2. We have estimated the cost of the completion to obtain Occupation 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 in-house estimation department employed by promoter, and the assumption of the cost of material, labour and other inputs made by promoter, 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. 136,02,80,000/-. 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. We estimate Total Estimated Proportionate Cost for completion of Town Level infrastructure as Rs. 6,60,02,720, hence the Total Estimated Cost would be Rs. 142,62,82,720.

4. The Estimated Cost Incurred till date is calculated at Rs. 13,56,21,677/-. 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 from PMRDA (Planning Authority) and Balance Proportionate Cost for completion of Town Level infrastructure is estimated at Rs. 129,06,61,043/-.

6. We 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 called C

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building / wing as on 31/05/2017 date of Registration is	Rs. 55,10,00,000/-
2	Cost incurred as on 31/05/2017 (based on the Estimated cost)	Rs. 5,73,02,607 /-
3	Work done in Percentage (as Percentage of the estimated cost)	10.4%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 49,36,97,393/-
5	Cost Incurred on Additional /Extra Items as on 31/05/2017 not included in the Estimated Cost (Annexure A)	--

Building called D

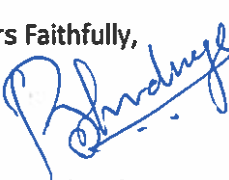
Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building / wing as on 31/05/2017 date of Registration is	Rs. 55,10,00,000/-
2	Cost incurred as on 31/05/2017 (based on the Estimated cost)	Rs. 1,57,66,373 /-
3	Work done in Percentage (as Percentage of the estimated cost)	2.86%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 53,52,33,627/-
5	Cost Incurred on Additional /Extra Items as on 31/05/2017 not included in the Estimated Cost (Annexure A)	--

TABLE B

PUNE - 411068

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/05/2017 date of Registration is	Rs. 32,42,82,720/-
2	Cost incurred as on 31/05/17 (based on the Estimated Cost)	Rs. 6,25,52,697/-
3	Work done in Percentage (as Percentage of the Estimated cost)	19.29%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.26,17,30,023/-
5	Cost Incurred on Additional /Extra Items as on 31/05/2017 not included in the Estimated Cost (Annexure A)	--

Yours Faithfully,




Vishwas Bhandurke
Certifying Engineer
B.E. Civil
1991 batch of Pune University