

FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

Date :-30 / 09 / 2023

To,

The M/S P4 GROUP

Office No. 03, Shubh Complex,
Above Axis Bank, Plot No. SDC-6,
Sector No. 02, Indrayani Nagar,
Bhosari, Pune 411039

Subject : Certificate of Cost Incurred for Development of the Project "**VISION VANESSA**"
Situated on the Plot No. 9, 10, 11, 12, 13 and 14, Sector No. 32A, Pradhikran, Ravet, Taluka :
Haveli, District : Pune, Pin Code : 411 044. and measuring 7575.28 sq.mts. area being developed
by **M/S P4 GROUP**.

Sir,

Ref: MahaRERA Registration Number:- (Only Applicable after project Registration)

1 I **MR. SAURABH VIJAY BENDALE** have undertaken the assignment of certifying
Estimated Cost for "**VISION VANESSA**" For Construction of A & B Building The Subject Real
Estate Project Proposed To Be Registered Under Maha heving Maharera, developed by **M/S P4**
GROUP.

2 I 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 sales. Our estimated cost calculations are based on the
drawings/plans made available to us for the project under reference by the Developer /
Consultants. The schedule of items and quantity required for The entire work as calculated by
Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material,
labour and other inputs made by developer. and the site inspection carried out by us to ascertain /
confirm the above analysis given to us.

3 I estimate the Total Estimated Cost of completion of the of the aforesaid project under
reference as Rs. ₹ **1,50,03,67,269/-** (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 to be
completion of the apartments and proportionate completion of internal & external works, as per
specification mentioned in agreement of sale and for the purpose of obtaining occupation
certificate / completion certificate for the building(s) Plotted Development from the PIMPRI
CHINCHWAD MUNICIPAL CORPORATION, Pune being the Planning Authority under whose
jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date is calculated at ₹ **21,07,33,968/-** (Total of Table A
and B). The amount of Estimated Cost Incurred is calculated on the baseis of input materials
/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 apartment and proportionate completion of internal & external work, as per specifications mentioned in agreement of sale, of the project is estimated at ₹ 1,28,96,33,301/- (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 sales, of the aforesaid Project as completed on the date of this certificate is as given in table A and B below:

TABLE A
Building bearing Number A,B,C &D

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building Plotted Development as on date of Registration is 15th May 2023	1,35,51,70,437
2	Cost incurred as on 30th September 2023 of Certificate	19,03,40,358
3	Work done in Percentage (as Percentage of the estimated cost)	14.05 %
4	Balance Cost to be Incurred**(Based on Estimated Cost)	1,16,48,30,078
5	Cost Incurred on Additional /Extra Items as on 30th September 2023 .not included in the Estimated Cost (Table -C)	₹0

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is 15th May 2023	14,51,96,833
2	Cost incurred as on 30th September 2023 Certificate	2,03,93,610
3	Work done in Percentage (as Percentage of the estimated cost)	14.05 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,48,03,223
5	Cost Incurred on Additional /Extra Items as on 30th September 2023 not included in the Estimated Cost (Table -C)	0

Yours Faithfully

Mr. SAURABH VIJAY BENDALE

(License No : CA/2011/51385)

Agreed and Accepted by:



M/S P4 GROUP
through its authorized partner
MR. VIPULKUMAR C BHAVANI



Date :-30/09/2023

*** Note**

- 1 The scope of work is to complete the Registered 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 the 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.
- 5 All components of work with specifications are indicative and not exhaustive.
- 6 Please specify if there are deviations / qualifications. Example: Any deviations in input material used from specification in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in Cost

(which were not part of the original Estimate of Total Cost)

(EXTRA COST : NILL)