

SHRI.RUSHIKESH G. ZAGADE

LIC.NO. 1853

Sr. No 32, Office No-1, Shivkrupa Appt, Ambegaon Bk, Pune-43, Mob No. 8888102089

Date-05-01-2023

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

To,

OptimaReality

"The Pavilion "

S.N.26/1/3,Ambegaon - Budruk , Pune 411046

Subject : Certificate of Cost Incurred for Development of Optima Reality .ForConstruction of "The Pavilion"building (MahaRERA Registration Number) situated onthe Plot bearing Sr No 26/1/3AmbegaonBk.Pune - 46.Admeasuring land area 4000.00 sq.m. area beingdeveloped by Optima Reality.

Sir,

IAr. Rushikesh Zagade have undertaken assignment of certifying Estimated Cost for theSubject Real Estate Project proposed to be registered under MahaRERA, beingof building (MahaRERA Registration Number)situated on the Plot bearing Sr No:26/1/3Ambegaon Bk.Pune-46.Pune.admeasuring 4000.00 sqmtrs

43055.65Sq.Ft) .area being developed by Optima Reality.

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

(i) Mr.RushikeshZagadeas Architect

(ii)Mr.AbhijeetNavpute as Structural Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion

Certificate, of the Civil, 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.Rushikesh Zagade 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. 20,00,00,000.00/-. The estimated Total Cost of project is with reference to the Civil and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,64,68,800.00/- 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 and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from PMRDA (planning Authority) is estimated at Rs.13,35,31,200.00/- I certify that the Cost of the Civil 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"

(Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing for as on 28-06-2022 date of Registration is	Rs.16,00,00,000.00/-
2	Cost incurred a till 05-01-2023 (based on the Estimated cost)	Rs.2,64,68,800.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.13,35,31,200.00/-

5 Cost Incurred on Additional /Extra ItemsRs. Nil

as on 04-11-2022 not included in theEstimated Cost

TABLE B

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

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28-06-2022	Rs.4,00,00,000.00/-
2	Cost incurred as on 04-11-2022 (based on the Estimated cost).	Rs.0.00/-
3	Work done in Percentage (As Percentage of the estimated co	8 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.0.00/-
5	Cost Incurred on Additional /Extra Items as on 04-11-2022not included in the Estimated Cost	Rs. Nil

Yours Faithfully,

Signature of Engineer.


SHRI RUSHIKESH G. ZAGADE
Licensed Engineer
Shivkrupa Height, Raje Chowk,
Ambegaon Bk. Pune-46.

*** 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 (Mr.RushikeshZagade) 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)