

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

Date: 03/03/2020

To

M/S. VASTUSHREE DEVELOPERS

S No 32/2 B, Keshav Nagar, Mundhva

Taluka : Haveli Dist: Pune Pin : 411036

Subject : Certificate of Cost Incurred for Development of VASTUSHREE DIONA for Construction of VASTUSHREE DIONA Residential and Commercial Shops Building(s) Phase-I of Residential Wing A and Commercial Shops of the Project situated on the Plot bearing S. No. 32/2 b, At. Keshav Nagar Mundhva, Taluka. Haveli Dist. Pune Final Plot No demarcated by its boundaries (Latitude 18°31'44"N and longitude 73°56'51"E of the end points.)

S. No. 32/2 B Part Belongs to Smt. Chandrakala Shinde to the North, S. No. 32/2 B Acquired Manjari Mundhva Road to the South, S. No. 32/1 A & B Belongs to Mr. P A Inamdar to the East, S. No. 34/2/22 to 28 Belongs to Vastushree Adrina to the West of Division Pune, Village-Keshavnagar, Taluka-Haveli, District-Pune, PIN - 411036 admeasuring 6900.00 sq.mts. area being developed by VASTUSHREE DEVELOPERS

Ref: RERA. Registration Number

Sir,

I/ We Anwarulla Sikandar Sutar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA. Being Vastushree DIONA Building(s) PH-I Residential Wings A and Commercial Shops of the Project Building situated on the Plot bearing S. No. 32/2 B, Village-Keshavnagar, Mundhwa, Taluka-Haveli, District-Pune, PIN-411036 admeasuring 6900.00 sq.mts. area being developed by M/s. VASTUSHREE DEVELOPERS.

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

- (i) Ar. Vilas J. Yele (Ideas and Images) as L.S. / Architect ;
- (ii) Er. Ifan Shaikh (Casa Design) as Structural Consultant
- (iii) Er. Anwarulla Sutar as Site 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 b) the Developer and Consultants and the Schedule of items and quantity for the

entire work as calculated by 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 buildings of the afore said project under reference as Rs. 18,79,21,920.00 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 buildings) from Pune 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. 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 Buildings(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Pune Municipal Corporation is estimated at Rs. 18,79,21,920.00

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

Phase I of Wing A and Shops

Sr. No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on 03/03/2020 date of Registration is	18,79,21,920.00
2	Cost incurred as on 03/03/2020 (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,79,21,920.00
5	Cost Incurred on Additional /Extra Items as on. 03/03/2020..not included in the Estimated Cost (Annexure A)	0.00

TABLE B

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

Sr. No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facility in the layout as on 03/03/2020 date of Registration is	1,40,93,984
2	Cost incurred as on 03/03/2020 (based on the Estimated cost)	0.00.....
3	Work done in Percentage (as Percentage of the estimated cost)	..0....%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,40,93,984
5	Cost Incurred on Additional /Extra Items as on 03/03/2020..not included in the Estimated Cost (Annexure A)	0.00

Yours Faithfully

Signature of Engineer



(Sutar Anwarulla Sikandar)

License No.: 33344

Note -

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity . UJ/YC) can be done h) office of Engineer or can be done by an independent Quantity Sun C) or. \) hose 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)