



K. P. Badgujar

Project Management Consultant

Adding Value.....

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

Date: - 26/06/2020

To
JN BUILDERS
SR.NO 108/3/B,
VIJAY NAGAR,
KALEWADI,
PUNE-411017

Subject: Certificate of Cost Incurred for Development of "ADIAM VILLE" for Construction of 'A Building (Basement+Ground floor+1st Floor), B Building (Basement+Ground+10 Floors) of the First phase and in future A Building (Basement+Ground+11 floors), B Building (Basement+Ground+11 Floors) of the second phase of the project buildings situated on the Plot bearing Survey No.-S.NO.27/4/2 & 27/4/3, / demarcated by its boundaries are as follows: (latitude-18°37'27.98"N and longitude 73°43'39.01"E of the end points) Road to the North, Property of Sr. No.27 & 27/4/2 to the South, Property of Sr. No.27/4/1 to the East and Proposed Road to the West of Division Pune, village- Punawale, taluka- Mulshi, District- Pune, PIN- 411033, admeasuring 8208 sq.mts. area being developed by J.N. Builders.

Ref: MahaRERA Registration Number _____
Sir,

I K. P. Badgujar consultant Pvt. Ltd. have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA, 'A Building (Basement +Ground floor+1st Floor), B Building (Basement+Ground+10 Floors) of the First phase and in future A Building (Basement+Ground+11 floors), B Building (Basement+Ground+11 Floors) Buildings of the "ADIAM VILLE" situated on the bearing Survey No.-S.NO.27/4/2 & 27/4/3, / demarcated by its boundaries are as follows: (latitude-18°37'27.98"N and longitude 73°43'39.01"E of the end points) Road to the North, Property of Sr. No.27 & 27/4/2 to the South, Property of Sr. No.27/4/1 to the East and Proposed Road to the West of Division Pune, village- Punawale, taluka- Mulshi, District -Pune, PIN- 411033, admeasuring 8208 sq.mts. area being developed by J.N. Builders.



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

- (i) **M/s Ar. SANKALP DESIGNERS** as L.S. / Architect;
- (ii) **M/s. Hansal Parikh & Associates** as Structural Consultant
- (iii) **M/s APEX Consultants & Veez Consultants & Design Pvt. Ltd** as MEP Consultant.
- (iv) **M/s K.P. Badgujar Consultants Pvt. Ltd.** 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 **Premnath** Keystone as a 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 20,00,00,000/-** (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. 2,05,67,136/-** (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 17,94,32,865/-** (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

'A Building' of "ADIAM VILLE"

Sr. No	Particulars	Amounts (Rs)
1	Total Estimated cost of the building / wing as on 26/06/2020 date of Registration is	1,78,48,088/-
2	Cost incurred as on (based on the Estimated cost)	20,43,483/-
3	Work done in Percentage (as Percentage of the estimated cost)	11.4%
4	Balance Cost to be incurred (based on Estimated Cost)	1,58,04,605/-
5	Cost incurred on additional / extra items as on _____ not included in the Estimated Cost (Annexure A)	NA

TABLE A

'B Building' of "ADIAM VILLE"

Sr. No	Particulars	Amounts (Rs)
1	Total Estimated cost of the building / wing as on 26/06/2020 date of Registration is	16,17,88,412/-
2	Cost incurred as on (based on the Estimated cost)	1,85,23,653/-
3	Work done in Percentage (as Percentage of the estimated cost)	11.4%
4	Balance Cost to be incurred (based on Estimated Cost)	14,32,64,760/-
5	Cost incurred on additional / extra items as on _____ not included in the Estimated Cost (Annexure A)	NA



TABLE B
(A Building+ B Building)

Sr. No	Particulars	Amounts (Rs)
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on 26/06/2020 date of Registration is	2,03,63,500/-
2	Cost incurred as on 26/06/2020 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be incurred (based on Estimated Cost)	2,03,63,000/-
5	Cost incurred on additional / extra items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully

Signature of Engineer

(Licence No.....)



ROHINEE BADGUJAR
LICENCE NO- PCMC/LE/0651/2017