

ENGINEER'S CERTIFICATE

Date: 22.08.2022

To,

The Ambar ICON LLP,

Office No.101 A,1st Floor,Turning Point,
Plot No.206/3,Above Irani Café,Viman Nagar,
Pune Maharashtra 411014

Subject: Certificate of Cost incurred for development of Project/Building **Zenith Building** having MahaRERA Registration Number **[New Registration]** situated on the plot bearing Survey no. 153/1,153/2, 153/3, 153/4, and 153/7 of Division –Pune, Village Vimannagar , Taluka -Haveli District- Pune Pin -411014 being developed by **Ambar ICON LLP**

Sir,

1. I Abhijeet Chundaj have undertaken assignment of certifying Estimated Cost for **Zenith** having MahaRERA Registration Number **[New Registration]** being developed by **Ambar ICON LLP**.
2. We have estimated the cost of the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement of sale. 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 **Amruta Dharwhekar** 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. We estimate **Total Estimated Cost** of completion of the aforesaid project under reference at **Rs.33,12,93,521/-** (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 for completion of the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale and purpose of obtaining occupation certificate/completion certificate for the Building(s)/ Wing (s)/ Layout/ Plotted Development 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. 0/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis 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 the completion of the apartments and proportionate completion of internal and external works, as per

specification mentioned in agreement of sale of the Project is estimated at Rs. 33,12,93,521/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the partments and proportionate internal and external works, as per specification mentioned in agreement of sale, of the aforesaid Project as completed on date of this certificate is as given in Table A and B below:

TABLE-A

Zenith Building

(To be prepared separately for each Building/Wing of the Real Estate Project).

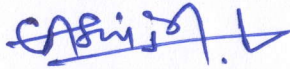
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on date of Registration is	Rs. 30,09,91,371/-
2.	Cost incurred as on date of Certificate	Rs.0/-
3.	Work done in percentage (as percentage of the estimated cost)	0 %
4.	Balance cost to be incurred** (Based on estimated cost)	Rs. 30,09,91,371/-
5.	Cost incurred on additional/Extra items not included in the Estimated cost (Table C)	0/-

TABLE-B

Internal & External Development Works in respect of the Registered Phase

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the Internal & External Development Works including amenities and Facilities in the layout as on date of registration is	Rs. 3,03,02,150/-
2.	Cost incurred as on date of Certificate	Rs. 0/-
3.	Work done in Percentage (as percentage of the estimated cost)	0 %
4.	Balance cost to be incurred** (based on Estimated Cost)	Rs. 3,03,02,150/-
5.	Cost incurred on Additional/ Extra items not included in the Estimated cost (Table C)	0/-

Yours Faithfully



Mr. Abhijeet Choundaj

Agreed and Accepted by:


Signature of Promoter

Name – Rahul Balasaheb Karadge

Date – 22.08.2022



***Note-**

1. The scope of work is to complete Registered Real Estate project as per drawing approved from time to time and as per the specifications mentioned in agreement of sale.
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 (*) & 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 (2) due to deviation in quality required/ escalation of cost etc. As this is an estimated cost, any deviation in quality required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative & not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications 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)

Sr. No	List of Extra/Additional/ Deleted Items	Amount (in Rs.)
1.	NA	0/-
2.	NA	0/-