
Er.Manmath Kumar Behera, A.M.I.E. (CIVIL) AM113355-4

Plot no.195-A,Sr.No.23-A, Gandharva Vihar,Near Gatha Mandir,At Post.Dehugaon,Tal.Haveli, Yelwadi,
Dehugaon Pune -412109 Contact No.9823622500

FORM-2

ENGINEER'S CERTIFICATE

Date: 14/07/2017

To

Kasturi Developers

Baner,Pune-411045

Subject: Certificate of Cost Incurred for Development of Epitome PH-1 for Construction of building(s)/A,B and C Wing(s) of the 1st Phase situated on the Plot bearing Survey no.129 Part demarcated admeasuring 1325.88 Sq.mtrs by its boundaries (latitude and longitude of the end points)

To the North : 18°36'19.47"N 73°45'22.5"E

To the South : 18°36'17.43"N 73°45'23.99"E

To the East : 18°36'18.59"N 73°45'26.47"E

To the West : 18°36'18.33"N 73°45'21.62"E

of Division: Wakad, Taluka : Mulshi, District Pune PIN 411 057 out of the total land admeasuring 13972 sq.mts. area being developed by The Kasturi Developers.

Sir,

I/We Mr. Manmath kumar Behera undertaken assignment of certifying Estimated Cost for the Subject

Real Estate Project proposed to be registered under MahaRERA, being "Epitome" situated on the Plot bearing Survey no.129 Part of Division: Wakad, Taluka : Mulshi, District Pune PIN 411 057 being developed by Kasturi Developers.

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

- (i) Shri Jayprakash Aeram as L.S. / Architect ;
- (ii) M/s J W Consultants LLP as Structural Consultant


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(iii) M/s Unicorn Consultants Pvt. Ltd. as MEP Consultant

(iv) Shri Subhash Pathare as a Project 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 by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by 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 buildings of the aforesaid project under reference as Rs. 95,00,00,000/- (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.52,00,00,000/- (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 (planning Authority) is estimated at Rs.43,00,00,000/- (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 :

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TABLE A

Sr.N	Particulars	Amounts (RS.)			
		Building-A	Building-B	Building-C	Development works
1	Total Estimated cost of the building/wing as on date of Registration is	RS.27,00,00,000/-	RS.27,00,00,000/-	RS.27,00,00,000/-	RS.14,00,00,000/-
2	Cost incurred as on (based on the Estimated cost)	RS.15,00,00,000/-	RS.15,00,00,000/-	RS.15,00,00,000/-	RS.7,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	55 %	55 %	55 %	50 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	RS.12,00,00,000/-	RS.12,00,00,000/-	RS.12,00,00,000/-	RS.7,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NA	NA	NA	NA


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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	Rs. 95,00,00,000/-
2	Cost incurred as on (based on the Estimated cost)	Rs.52,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	55%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.43,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,


Er. MANMATH KUMAR BEHERA
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Signature of Engineer

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 (*) 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.

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