

FORM-2

ENGINEER'S CERTIFICATE

Date :29.07.2017

To,

The Windsor shelters,

Sr no 47/30 Janasunder apt ,

Taware colony above taware bakery,

Parvati Pune 9

Subject : Certificate of Cost Incurred for Development of **Windsor county** for Construction of **F building** of the **Second** Phase (MahaRERA Registration Number) situated on the Plot bearing **S.NO39/17B+39/18+39/18/1+39/19+39/20**

+39/21/22/23+ 39/24+39/25(P) AMBEGAON(BK) TAL.HAVELI,DIST -PUNE 46 demarcated by its boundaries **Longitude-73.8455°E 50'43" & latitude - 18.4506° N 27'2.1"**to the West of Division **Ambegaon** Village **Haveli** Taluka **Pune** District PIN **411046** admeasuring **3864 sq.mts.** area being developed by [Promoter]

Ref : MahaRERA Registration Number _____

Sir,

I/ We **Shashikant waikar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being

F Building(s) of the second Phase situated on the plot bearing S.NO39/17B+39/18+39/18/1+39/19+39/20+39/21/22/23+39/24+39/25(P) AMBEGAON(BK) TAL.HAVELI,DIST -PUNE 46 of Division **Pune** Village **Ambegaon** Taluka **Haveli** District **Pune** PIN **411046** admeasuring **3864 sq.mts.** area being developed by **Windsor County.**

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

(i) Shri **Viinod Khanzode** as L.S. / Architect ;

(ii) Shri **Dhairsheel Khairepatil** as Structural Consultant

Shashikant Waikar
29/7/17

(iii) Shri **Sunil Limaye** as MEP Consultant

(iv) Mrs **Ritu Jadhav** 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 Mrs **Ritu Jadhav** 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 32,69,00,000.00** (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 PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs16,84,16,731.00** (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 PMC (planning Authority) is estimated at **Rs15,84,83,269.00**(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

Building /Wing bearing Number **F BUILDING** or called **_II nd phase**

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

Sr. No	Particulars	Total amount
1	Total Estimated cost of the F Building as on 29/7/2017 date of Registration is	Rs. 253200000.00
2	Cost incurred as on (based on the Estimated cost)	Rs.1245532311.00
3	Work done in Percentage	

Ushashi
29/7/17

	(as Percentage of the estimated cost)	45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 128667689.00
5	Cost Incurred on Additional /Extra Items as on 29/7/2017 not included in the Estimated Cost (Annexure A)	Rs. 16153959.00

TABLE B

Sr. No	Particulars	Total amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29/7/2017 date Registration is	Rs. 30700000.00
2	Cost incurred as on 29/7/2017 (based on the Estimated cost).	Rs. 25266103.00
3	Work done in Percentage (as Percentage of the estimated cost).	82%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 5433897.00
5	Cost Incurred on Additional /Extra Items as on 29/7/2017 not included in the Estimated Cost Annexure A).	Rs. 2464358.00

Yours Faithfully,

Ushashin
29/7/17
Mr. Shashikant Waikar

Signature of Engineer.

license No. 10012044

*** 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.
- Annexure A List of Extra/Additional Items executed with Cost**

Annexure A

List of Extra/Additional Items executed with Cost.

Salaries ,consultant fees, site overhead ,payment of taxes cess, Principal sum and interest payable to financial institute

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25/7/17