

FORM-2

ENGINEER'S CERTIFICATE

Date:24-6-2017

To,

**Goel Ganga Developers (I) Pvt Ltd
3rd floor San Mahu Complex, Opp Poona Club,
5 Bund Garden Road, Camp ,
Pune 411001.**

**Subject : Certificate of Cost Incurred for Development of “Ganga Legend“,
PhaseGanga Legend A4, B1, Building -1-11 Floors and Building -12 to 23 Floors
situated on the Plot bearing Survey No. 305 (Part), 306 (Part) and 339 (Part) ,
Village – Bavdhan Budruk, Taluka Mulshi, District Pune – 411 021.**

Demarcated by its boundaries

East : Survey No.339 (P)

South : By 18 meter wide D. P. Road

West : By Survey No.339 (P), Survey No.338, Survey No.306 (P) & Survey No.307.

North : By Nala, Survey No.339 (P),Survey No.305 (P)

Admeasuring 21550.67 sqm area being developed by Goel Ganga Developers (I) Pvt Ltd

MAHARERA registration No –

Sir,

**I Sanjay Ashtekar have undertaken assignment of certifying Estimated Cost for the
subject Real Estate Project Proposed to be registered under MAHARERA being
“Ganga Legend“, Phase Ganga Legend A4, B1, Building -1-11 Floors and Building**

-12 to 23 Floors situated on the Plot bearing Survey No. 305 (Part), 306 (Part) and 339 (Part) , Village – Bavdhan Budruk, Taluka Mulshi, District Pune – 411 021. Admeasuring 21550.68 Sqm area being developed by Goel Ganga Developers (I) Pvt Ltd

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

- (i) M/ S Direction Next Design Studio as Architect ;**
- (ii) M/S G.A Bhilare Consultants Pvt Ltd .GABCPL as Structural Consultant**
- (iii) M/s Unicorn MEP services Consultancy as Plumbing Consultant**
- (iv) Proficient Engineering Services as a HVAC Consultant**
- (v) M/s Unicorn MEP services Consultancy as a Electrical Consultant**
- (vi) Shri Nishant Bhosale 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 **Shri Nishant Bhosale** quantity Surveyor* appointed by Developer 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. 94,79,09,090 /-(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 PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The **Estimated Cost Incurred till date** is calculated at **Rs. 37,65,48,387 /-(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 **PMRDA** is estimated at **Rs. 57,13,60,702 /-(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

“Ganga Legend “ Phase Ganga Legend A4 Building -1-11 Floors

Sr No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	19,00,88,000 /-
2	Cost incurred as on 17-6-2017 (based on estimated Cost)	12,26,18,665/-
3	Work Done In % (As % of estimated cost)	64.51 %
4	Balance Cost to be incurred (Based on Estimated Cost)	6,74,69,335/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

“Ganga Legend “ Phase Ganga Legend B1 Building -1-11 Floors

Sr No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	30,74,24,890/-
2	Cost incurred as on 17-6-2017 (based on estimated Cost)	20,23,47,354/-
3	Work Done In % (As % of estimated cost)	65.82 %
4	Balance Cost to be incurred (Based on Estimated Cost)	10,50,77,537/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

TABLE A

“Ganga Legend “ Phase Ganga Legend A4 Building -12-23 Floors

Sr No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	12,99,94,472/-
2	Cost incurred as on 17-6-2017 (based on estimated Cost)	0.00/-
3	Work Done In % (As % of estimated cost)	0.00 %
4	Balance Cost to be incurred (Based on Estimated Cost)	12,99,94,472/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

“Ganga Legend “ Phase Ganga Legend B1 Building -12-23 Floors

Sr No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	17,64,81,398/-
2	Cost incurred as on 17-6-2017 (based on estimated Cost)	0.00/-
3	Work Done In % (As % of estimated cost)	0.00 %
4	Balance Cost to be incurred (Based on Estimated Cost)	17,64,81,398/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

TABLE B

“Ganga Legend “ Phase Ganga Legend A4 and B1

Sr No	Particular	Amount
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on Date of registration	14,39,20,329
2	Cost incurred as on 17-6-2017 (based on estimated Cost)	5,15,82,369
3	Work Done In % (As % of estimated cost)	35.84%
4	Balance Cost to be incurred (Based on Estimated Cost)	9,23,37,960
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

Yours faithfully,


24/6/2018
Sanjay Ashtekar

Annexure A – List of Additional Item executed with Cost if any - NA