

FORM-2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 31-03-2021

To,
The Unique AMS Spaces LLP,
B-38, Ashwini Housing Society, Mumbai Pune Road, Pune – 411005.

Subject: Certificate of Cost Incurred for Development of K Town Phase 1 for Construction of 3 building(s) / A1, A2 and E Wing(s) of the P52100028608 Phase situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 39 demarcated by its boundaries (latitude and longitude of the end points) S NO 39 P to the North By Road to the South By Nala to the East By Road to the West of Division Pune Village Kiwale Taluka Haveli District Pune PIN 412101 admeasuring 10405 sq.mts. area being developed by Unique AMS Spaces LLP.

Ref.: MahaRERA Registration Number P52100028608

Sir,

I / We Pharaohaj Mahabri have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being for 3 Building(s)/ A1, A2 and E Wing(s) of the P52100028608 Phase situated on the plot bearing C.N. No. / CTS No. / Survey No. / Final Plot No. 39 of Division Pune Village Kiwale Taluka Haveli District Pune PIN 412101 admeasuring 10405 sq.mts. area being developed by Unique AMS Spaces LLP.

1. Following technical professionals are appointed by Owner / Promoter :
 - i. M/s /Shri/Smt Sole Spaces as L.S. Architect
 - ii. M/s /Shri/Smt Space Craft Associates as Designing Architect
 - iii. M/s /Shri/Smt Cicom Consultants as Structural Consultant
 - iv. M/s /Shri/Smt Skyline MEP Consultants as MEP Consultant
 - v. M/s /Shri/Smt Yunus Nagnur 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 M/s /Shri/Smt Yunus Nagnur 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.1,11,78,03,993/- (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 PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 46,09,359/- (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 PCMC (planning Authority) is estimated at Rs. 1,11,31,94,634/- (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 - A1

Sr. No (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building / wing A1 is Rs. Rs.41,89,09,050/-as on 31/03/2021 date of Registration is	Rs.41,89,09,050/-
2.	Cost incurred as on 31/03/2021 Rs.00.00 (based on the Estimated cost)	Rs.00.00
3.	Work done in Percentage 00 % (as Percentage of the estimated cost)	00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	
5.	Cost Incurred on Additional /Extra Items Rs.00 as on not included in the Estimated Cost (Annexure A)	Rs.00

TABLE A
Building / Wing bearing Number – A2

Sr. No (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building / wing Rs.41,89,09,050/- as on 31/03/2021 date of Registration is	Rs.41,89,09,050/-
2.	Cost incurred as on 31/03/2021 Rs.00.00 (based on the Estimated cost)	Rs.00.00
3.	Work done in Percentage 00 % (as Percentage of the estimated cost)	00 %
4.	Balance Cost to be Incurred Rs. 31,25,00,000 (Based on Estimated Cost)	Rs.
5.	Cost Incurred on Additional /Extra Items Rs.00 as on not included in the Estimated Cost (Annexure A)	Rs. 00

TABLE A
Building / Wing bearing Number - E

Sr. No (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building / wing Rs. 15,69,24,902/- as on 31-3-2021 date of Registration is	Rs. 15,69,24,902/-
2.	Cost incurred as on 31-3-2021 Rs.00.00 (based on the Estimated cost)	Rs.00.00
3.	Work done in Percentage 0 % (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred Rs. 15,69,24,902/- (Based on Estimated Cost)	Rs. 15,69,24,902/-
5.	Cost Incurred on Additional /Extra Items Rs.00 as on 31-3-2021 not included in the Estimated Cost (Annexure A)	Rs. 00

TABLE B

Sr. No (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31-3-2021 date of Registration is Rs. 12,30,60,990/-	Rs. 12,30,60,990/-
2.	Cost incurred as on 31-3-2021 (based on the Estimated cost).	Rs. 46,09,359/-
3.	Work done in Percentage (as Percentage of the estimated cost).	26.69%
4.	Balance Cost to be Incurred Rs. 12,30,60,990/- (Based on Estimated Cost).	Rs. 12,30,60,990/-
5.	Cost Incurred on Additional /Extra Items 31-3-2021 as on Rs. 0.00 .not included in the Estimated Cost (Annexure A).	Rs. 0.0

Yours Faithfully,


Signature of Engineer.

License no. DDMCK/R/2020/APL/00574

* 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 (which were not part of the original Estimate of Total Cost)

Annexure A

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)