

ENGINEER'S CERTIFICATE

Date:30th Sep,2021

To,
M/s Realcon Landmarks LLP
Wing a, 102, ICC Trade Towers, Senapati Bapat Road,
Pune 411 016

Subject: Certificate of Cost Incurred for Development of **Viva City** situated on the S.N. 09 Dhanori, Pune demarcated by its boundaries North - 18°36'53.8"N 73°54'25.6"E, South - 18°36'48.7"N 73°54'30.7"E, East - 18°36'42.4"N 73°54'22.3"E, West - 18°36'46.7"N 73°54'22.9"E Pune District ad-measuring 15,900 sqm, area being developed by M/s Realcon Landmarks LLP ,Pune 411 016

Sir,
We, Planedge Consultants Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA _____, being **Viva City** situated on the S.N. 09 Dhanori, Pune area being developed by M/s Realcon Landmarks LLP ,Pune 411 016

1. Following technical professionals are appointed by Promoter:-

- (i) M/s VKa Architecture as Architect;
- (ii) M/s. Satish Marathe Consulting Engineers, as Structural Consultant;
- (iii) M/s. Planedge Consultants Pvt. Ltd. as Project Management Consultant;
- (iv) M/s. Federal Engineering as Electrical consultant;
- (v) M/s. Mclin Consultants Pvt. Ltd as Plumbing consultant.

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 Planedge Consultants Pvt. Ltd. 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 (Building and Development works) under reference as ₹87,00,00,000.00 /-(Total of Table A+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 as ₹ 0.00 /- (Total of Table A+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 (planning Authority) is estimated as ₹87,00,00,000.00/- (Total of Table A+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

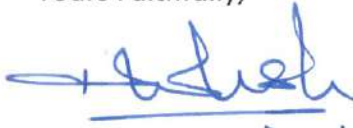
Building Work

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of registration is	₹73,95,00,000.00
2	Cost incurred as on 30/09/2021 (based on the Estimated cost)	₹0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹73,95,00,000.00
5	Additional /Extra Items as on 30/09/2021 not included in the Estimated Cost	₹0.00

TABLE B**Development Work**

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	₹13,05,00,000.00
2	Cost incurred as on 30/09/2021 (based on the Estimated cost)	₹ 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹13,05,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/09/2021 not included in the Estimated Cost (Annexure A)	₹0.00

Yours Faithfully,



Signature of Engineer
(Licence No: REG/PMC/TEMP/1452/14)

*** 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 – Not Applicable

List of Extra / Additional Items executed with Cost