

FORM-2
ENGINEER CERTIFICATE

Date: 25/07/2017

To
Naiknavare Townships LLP.
1204/4 Ghole Road Shivajinagar Pune .

Subject: Certificate of Cost Incurred of Completion of Construction Work of **BUILDING A2** of the "EAGLES NEST PROJECT 4" project, situated on the Portion of Land under Project 3 and S.No 126/2 to the **North**, Land under Project 1 and Future development of Eagles Nest to the **South**, S.NO. 126/2 to the **East**, Portion of land under Project 1 to the **West**, Situated at village Vadgaon, Tal-Maval, Dist-Pune. Admeasuring 1629.87 sq.mts. Area being developed by **Naiknavare Townships LLP.**

Ref: MahaRERA Registration Number -

Sir,

I Sachin Deshpande have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being **BUILDING A2** of the "EAGLES NEST PROJECT 4" project, situated on the Portion of Land under Project 3 and S.No 126/2 to the **North**, Land under Project 1 and Future development of Eagles Nest to the **South**, S.NO. 126/2 to the **East**, Portion of land under Project 1 to the **West**, Situated at village Vadgaon, Tal-Maval, Dist-Pune. Admeasuring 1629.87 sq.mts. Area being developed by **Naiknavare Townships LLP.**

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Smt : Gauri Naiknavare_as L.S. / Architect.
 - (ii) Shri : Ranjit Naiknavare_as Structural 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 Sachin Deshpande 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 9.39 Cr (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 Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs 2.28 Cr (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 Pune Municipal Corporation (planning Authority) is estimated at Rs 7.11 Cr (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 "**BUILDING A2**" or called _____

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>25/07/2017</u> date of Registration is	7.69 Cr
2	Cost incurred as on 25/07/2017 (Based on the Estimated cost)	1.17 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	15.21%

4	Balance Cost to be Incurred (Based on Estimated Cost)	6.52 Cr
5	Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)	—

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities and basements in the layout as on 25/07/2017 date of Registration is	1.70 Cr
2	Cost incurred as on 25/07/2017 (Based on the Estimated cost)	1.11 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	65.29 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.59 Cr
5	Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)	—

Yours Faithfully

S. Suresh pande
Signature of Engineer *Sachin dashpande*

(Licence No:-NA)

*** 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)