



PUNE PRIZM CONSTRUCTION MANAGEMENT PVT. LTD

FORM 2

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: 09/03/2023

To,
Urban Homes
Block No. 191, Rupali house, Airport road, Yerwada Pune-411006

Subject:- Certificate of Cost incurred for Development of Residential Project Known as Magnum Iris for Construction of 2 Buildings A & B of the First Phase [MahaRERA Registration Number – Newly Applied] situated on the Plot bearing demarcated by its boundaries (For point P1 - latitude - $18^{\circ}34'25.19''N$ and longitude $74^{\circ}01'20.57''E$, P2- - latitude - $18^{\circ}34'24.21''N$ and longitude $74^{\circ}01'20.53''E$, P3 - latitude - $18^{\circ}34'21.20''N$ and longitude $74^{\circ}01'40.06''E$, P4 - latitude - $18^{\circ}34'25.19''N$ and longitude $74^{\circ}01'20.57''E$, P5 - latitude - $18^{\circ}34'24.87''N$ and longitude $74^{\circ}01'04.20''E$, of the end points) admeasuring 5613.9 Sq.Mtrs. area being developed by M/s Magnum Iris Group.

Reference- MahaRERA Registration Number – P52100029676

Sir,

I/We Vinod Kumar Shingade the Director of Pune prizm construction management Private Limited, Pune have undertaken assignment as certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Buildings A & B of the project Magnum Iris situated on the Plot bearing Magnum iris, Gat No 659, kesnand pune admeasuring 13227.79 Sq.Mtrs area being developed by M/s Magnum Iris Group.

**Sr. No. 61/1, Above Union Bank, Swami Vivekanand Society,
Main Road, New Sangvi, Pune - 411027**

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E-mail : hrmanpmpl@yahoo.com

THE BRAIN BEHIND QUALITY PROJECTS



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1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) Jay Aeram - as Architect :
 - (ii) STS Consultant LLP - as Structural Consultant
 - (iii) Mr Vinod Shingade - as Site Engineer
2. We have estimated the cost of the completion to obtain Occupancy 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 **Pune Prizm Construction Management 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 buildings A & B of the aforesaid project under reference as **Rs 32,74,75,785 /-** . The estimated Total Cost of Project is with reference to the Civil, MEP and allied works already completed of Building A duly obtained it's completion certificate and required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building B from the PMC being the Planning Authority under whose jurisdiction of aforesaid project is being implemented.
4. The Estimated Cost incurred till date of calculated at **Rs.4,03,28,810/-** . The amount of Estimated Cost Incurred is calculated on the basis of the 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 of Building A & B from PMC. (planning Authority) is estimated at **Rs 28,71,46,975/-**
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the basis of this certificate is as given in Table A and B below:

Table A

Building "A&B " in Project called Magnum Iris

Sr. No (1)	Particulars (2)	Amounts (Rs) (3)
1	Total Estimated cost of the building A&B as on 16th June 2021 date of Registration is	32,74,75,785
2	Cost incurred as on 9 TH march 2023 (based on the Estimated Cost)	4,03,28,810
3	Work done in percentage (as Percentage of the estimated cost)	12.31 %
4	Balance cost to be incurred (Based on Estimated Cost)	28,71,46,975
5	Cost Incurred on Additional / Extra Items as on NA not included in the Estimated Cost (Annexure A)	0

Table B

Sr. No (1)	Particulars (2)	Amounts (Rs) (3)
1	Total Estimated cost of the internal and External Development Works including amenities and Facilities in the layout as on 18th Nov 2021 date of Registration is	3,55,96000
2	Cost incurred as on 9 th march 2023 (based on the Estimated Cost)	4,26,276
3	Work done in Percentage (as Percentage is estimated cost)	1.20 %
4	Balance Cost to be incurred (Based on Estimated Cost)	3,51,69,724
5	Cost Incurred on Additional / Extra Items as on NA not included in the Estimated Cost (Annexure A)	0




HINGADE

Yours Faithfully,
Signature of Engineer

(License No- U7410PN2008PTC131830
Phone no. – 020- 27285956
Chartered Engineer M121032-1)