

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: 28/07/2017

To

KUL DEVELOPERS PRIVATE LIMITED,

Subject: Certificate of Cost Incurred for Development of KUL NATION for Construction of R-2 TOWER 6 situated on the Part of the Total land bearing Gat Nos. 162 (p), 163, 164, 166, 167 Demarcated by its boundaries (18°32'28.50"N and 73°59'1.33"E, 18°32'29.32"N and 73°59'1.45"E, 18°32'28.98"N and 73°59'3.41"E, 18°32'28.30"N and 73°59'3.40"E of the end points) dDivision Pune village Manjari Khurd, Taluka Haveli, District Pune PIN 411021 area Admeasuring 906.98 Sq. Mtrs. Area being developed by KUL DEVELOPERS PRIVATE LIMITED.

Ref: MahaRERA Registration Number _____

Sir,

I, Mr. Uday Shah as Senior Engineer have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **KUL NATION R-2 TOWER-6** situated on the Part of the Total land bearing Gat Nos. 162 (p), 163, 164, 166, 167 of Division Pune village Manjari Khurd, taluka Haveli District Pune PIN 411021 admeasuring 906.98 Sq. Mtrs. Area being developed by KUL DEVELOPERS PRIVATE LIMITED.

1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) Mr. Swapnil Kshirsagar as L.S. / Architect ;
 - (ii) M/s. JW Consultants LLP as Structural Consultant
 - (iii) M/s. Siddhivinayak as MEP Consultant
 - (iv) M/s. Shree Surveyor as 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 Shree 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 Rs356237996/-. 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 4894417/-. 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 (planning Authority) is estimated at Rs. 351343579/-.
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 Nation Tower 6

Sr. No.	Particulars	Amount
1	Total Estimated Cost of the Building as on 22/07/2017 (date of registration) is	Rs. 299784496/-
2	Cost Incurred as 22/07/2017 (based on Estimated Cost)	Rs. 4894417/-
3	Work done in Percentage	3%
4	Balance Cost to be incurred (based on Estimated Cost)	Rs. 294890079/-
5	Cost Incurred on additional/Extra Item as on 22/07/2017 not included in the estimated Cost (Annexure A)	Rs. 5744600/-

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

Sr. No.	Particulars	Amount
1	Total Estimated Cost of the Internal and External Development Work including amenities and Facilities in the layout as on 22/07/2017 (date of registration) is	Rs. 56453500/-
2	Cost Incurred as 22/07/2017 (based on Estimated Cost)	Rs. 0/-
3	Work done in Percentage	0%

4	Balance Cost to be incurred (based on Estimated Cost)	Rs. 56453500/-
5	Cost Incurred on additional/Extra Item as on 22/07/2017 not included in the estimated Cost (Annexure A)	Rs. 5744600/-

Yours Faithfully

Signature of Engineer

Mr. Uday Shah

*** 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 labor, 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)

- 1) Consultancy Fee
- 2) Road Misc. Work
- 3) Hoarding
- 4) Survey Work
- 5) Advocate Fee
- 6) Advertisement