



**D.S.Dey**

CHARTERED ENGINEER  
MBA, B.E (Civil)

**FORM 2**  
**ENGINEER'S CERTIFICATE**

Date: 14.09.2022

To,

The M/s. Mihir Homes Enterprise Ltd

Nyati Unitree, Nagar Road,

Yerwada, Pune-06

**Subject:** Certificate of Cost Incurred for Development of **NYATI EQUINOX I** for Construction of 5-No. of Building(s) **1B, 1C, 1D, 2E & 2F and Commercial Area** of the Project [MahaRERA Registration Number to be obtained] situated on the Plot bearing C.N. No/CTS No. /Survey no. 35/1/1A(P), 35/1/1B(P), 35/1/2(P), 48/2/A, 48/2/C, Bavadhan Khurd, Tal-Mulshi, Dist-Pune, Pin-411021, demarcated by its boundaries (**latitude and longitude of the end points**)

**N 18° 30'18.35" E 73°46'24.96"**

**N 18° 30'15.23" E 73°46'27.96",**

**N 18° 30'14.56" E 73°46'26.18",**

**N 18° 30'24.32" E 73°46'24.32", to the Village-Bavdhan Khurd, Taluka-Mulshi, District-Pune- 411021 admeasuring 15103.00 sq.mts. Area being developed by M/s. Mihir Homes Enterprise Ltd.**

**Ref: MahaRERA Registration Number- To be Obtained**

Sir,

I **Mr. D. S. Dey** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **05 Building(s) / 1B, 1C, 1D, 2E & 2F and Commercial Area** of the Project, situated on Plot bearing **C.N. No/CTS No. /Survey no. 35/1/1A(P), 35/1/1B(P), 35/1/2(P), 48/2/A, 48/2/C, Bavadhan Khurd, Tal-Mulshi, Dist-Pune, Pin-411021, admeasuring 15103.00 sq.mts. Area being developed by M/s. Mihir Homes Enterprise Ltd.**

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1. Following technical professionals are appointed by Owner / Promoter:-

- (i) M/S Shirish Dasnurkar & Associates, as L.S. / Ethique Architects & Associates Architect;
- (ii) M/s J+W Consultants LLP. as Structural Consultant
- (iii) M/s Zopate Electricals Consultants Pvt. Ltd. /Radiant Consulting Engineers
- (iv) M/s /Shri Rahul Salve 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 **Mr. Rahul Salve** as 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. 3,16,66,12,091 /-** ( Total of Table A and B + GST ). 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 at **Rs. 0.00/-** (Total of Table A and B + GST). 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 **PMC** is estimated at **Rs. 3,16,66,12,091 /-** (Total of Table A and B + GST).

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 :

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**TABLE –A****Building /Wing bearing Number 1 B**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amount</b>
<b>1</b>	Total Estimated cost of the building/wing as on 02.05.2022 date of Registration is	<b>Rs. 48,22,78,388 /-</b>
<b>2</b>	Cost incurred as on 02.05.2022 (based on the estimated cost)	<b>Rs. 0.00/-</b>
<b>3</b>	Work done in Percentage(as Percentage of the estimated cost)	<b>0.00%</b>
<b>4</b>	Balance Cost to be incurred (Based on Estimated Cost)	<b>Rs. 48,22,78,388 /-</b>
<b>5</b>	Cost Incurred on Additional / Extra Items as on 02.05.2022 not included in the Estimated Cost (Annexure A)	<b>NA</b>

**TABLE –A****Building /Wing bearing Number 1 C**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amount</b>
<b>1</b>	Total Estimated cost of the building/wing as on 02.05.2022 date of Registration is	<b>Rs. 48,07,18,177 /-</b>
<b>2</b>	Cost incurred as on 02.05.2022 (based on the estimated cost)	<b>Rs. 0.00/-</b>
<b>3</b>	Work done in Percentage(as Percentage of the estimated cost)	<b>0.00 %</b>
<b>4</b>	Balance Cost to be incurred (Based on Estimated Cost)	<b>Rs. 48,07,18,177 /-</b>
<b>5</b>	Cost Incurred on Additional / Extra Items as on 02.05.2022 not included in the Estimated Cost (Annexure A)	<b>NA</b>

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**TABLE –A****Building /Wing bearing Number 1 D**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amount</b>
<b>1</b>	Total Estimated cost of the building/wing as on 02.05.2022 date of Registration is	<b>Rs. 48,09,18,322 /-</b>
<b>2</b>	Cost incurred as on 02.05.2022 (based on the estimated cost)	<b>Rs. 0.00/-</b>
<b>3</b>	Work done in Percentage(as Percentage of the estimated cost)	<b>0.00%</b>
<b>4</b>	Balance Cost to be incurred (Based on Estimated Cost)	<b>Rs. 48,09,18,322 /-</b>
<b>5</b>	Cost Incurred on Additional / Extra Items as on 02.05.2022 not included in the Estimated Cost (Annexure A)	<b>NA</b>

**TABLE –A****Building /Wing bearing Number 2 E**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amount</b>
<b>1</b>	Total Estimated cost of the building/wing as on 02.05.2022 date of Registration is	<b>Rs. 48,54,67,279 /-</b>
<b>2</b>	Cost incurred as on 02.05.2022 (based on the estimated cost)	<b>Rs. 0.00/-</b>
<b>3</b>	Work done in Percentage(as Percentage of the estimated cost)	<b>0.00 %</b>
<b>4</b>	Balance Cost to be incurred (Based on Estimated Cost)	<b>Rs. 48,54,67,279 /-</b>
<b>5</b>	Cost Incurred on Additional / Extra Items as on 02.05.2022 not included in the Estimated Cost (Annexure A)	<b>NA</b>

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**TABLE –A****Building /Wing bearing Number 2 F**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amount</b>
<b>1</b>	Total Estimated cost of the building/wing as on 02.05.2022 date of Registration is	<b>Rs. 48,73,42,652 /-</b>
<b>2</b>	Cost incurred as on 02.05.2022 (based on the estimated cost)	<b>Rs. 0.00/-</b>
<b>3</b>	Work done in Percentage(as Percentage of the estimated cost)	<b>0.00 %</b>
<b>4</b>	Balance Cost to be incurred (Based on Estimated Cost)	<b>Rs. 48,73,42,652 /-</b>
<b>5</b>	Cost Incurred on Additional / Extra Items as on 02.05.2022 not included in the Estimated Cost (Annexure A)	<b>NA</b>

**TABLE –A****Building /Wing bearing Number Commercial**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amount</b>
<b>1</b>	Total Estimated cost of the building/wing as on 02.05.2022 date of Registration is	<b>Rs. 9,60,87,490 /-</b>
<b>2</b>	Cost incurred as on 02.05.2022 (based on the estimated cost)	<b>Rs. 0.00/-</b>
<b>3</b>	Work done in Percentage(as Percentage of the estimated cost)	<b>0.00%</b>
<b>4</b>	Balance Cost to be incurred (Based on Estimated Cost)	<b>Rs. 9,60,87,490 /-</b>
<b>5</b>	Cost Incurred on Additional / Extra Items as on 02.05.2022 not included in the Estimated Cost (Annexure A)	<b>NA</b>

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**TABLE – B**

**Project – NYATI EQUINOX**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amount</b>
<b>1</b>	Total estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 02.05.2022 date of Registration is	<b>Rs. 65,37,99,783 /-</b>
<b>2</b>	Cost incurred as on 02.05.2022 (based on the estimated cost)	<b>Rs. 0.00/-</b>
<b>3</b>	Work done in Percentage(as Percentage of the estimated cost)	<b>0.00 %</b>
<b>4</b>	Balance Cost to be incurred (Based on Estimated Cost)	<b>Rs. 65,37,99,783 /-</b>
<b>5</b>	Cost Incurred on Additional / Extra Items as on 02.05.2022 not included in the Estimated Cost (Annexure A)	<b>NA</b>

Yours Faithfully

**D. S. DEY**  
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Signature of Engineer

(Licence No.....)

