

Form – 2

[See Regulation 3]

Engineer's Certificate

To,

Date: 10/07/2023

KP50 Development Ventures LLP
3rd Floor, Arth Vishwa Building,
Lane No.05, Koregaon Park
Pune-411001.

Subject: Certificate of cost incurred for development and Construction of **VIVENCIA**
(MahaRERA Registration **Number P52100050726**) situated on the Plot bearing survey No.
32/A/6 demarcated by its boundaries

North: Final Plot No.339

South: Final Plot No.358

East: DP Road

West: Final Plot No.351 and 357

Village Pune (M Corp.) Ghorpadi (Koregaon Park), Pune. 411001 admeasuring 3753.46 sq. mts.
area being developed by Promoter **KP50 Development Ventures LLP**.

Ref.: MahaRERA Registration Application

Sir,

I Machhindranath Shirsath have undertaken assignment of certifying Estimated cost for the
said real estate project having MahaRERA Registration Number **P52100050726** being 2
Building Situated on the Plot bearing survey No. 32/A/6 of Village Pune
(M Corp.) Ghorpadi (Sangamwadi TPS), Pune. 411001 admeasuring 3753.46 sq. mts. area being
developed by Promoter.

1. Following technical professionals are appointed by owner / promoter: -

- (i) M/s Gohad Architect as Liaoning architect
- (ii) M/s Advantage Architect as Designing Architect
- (iii) M/s Design Werkz as Structural Consultant

(iv) M/s MEP System Solutions LLP as MEP Consultant

2. We have estimated the cost of the completion to obtain Completion Certificate, of the Civil, MEP and Allied works, of the building 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 required for the entire work as calculated by Machhindranath Shirsath (Engineer) appointed by Developer, and the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us.
3. We estimate Total Cost of completion of the Building A & B of the aforesaid project under reference at Rs.32,45,00,000/- (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 complete for the purpose of obtaining completion certificate for the building from the Pune Municipal Corporation (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.84,53,000/- (Total of Table A& B). The amount of Estimated cost incurred is calculated on the basis of amount of total estimated cost.
5. The balance cost of completion of the Civil, MEP and allied works of the building of the subject project to obtain occupation certificate / completion certificate from Pune Municipal Corporation (PMC) (Planning Authority) is estimated at Rs. 31,60,47,000/- (Total of Table A and B)
6. I certify that the cost of the Civil, MEP and allied works 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 A

(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 date 30/06/2023 of Registration is	Rs. 25,20,58,940
2.	Cost incurred as on date 30/06/2023 of certificate	Rs. 42,26,500
3.	Work done in Percentage. (as Percentage of the estimated cost)	1.67%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 24,78,32,440
5.	Cost Incurred on Additional /Extra Items as on 30/06/2023 not Included in the Estimated Cost (Table - A)	Rs. 0

Building/Wing bearing Number B

(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 date 30/06/2023 of Registration is	Rs. 6,14,95,027
2.	Cost incurred as on date 30/06/2023 of certificate	Rs. 42,26,500
3.	Work done in Percentage. (as Percentage of the estimated cost)	6.87%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 5,72,68,527
5.	Cost Incurred on Additional /Extra Items as on 30/06/2023 not Included in the Estimated Cost (Table - A)	Rs. 0

TABLE B

Internal & External Development works in respect of the Registered Phase

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 30/06/2023 of Registration is	Rs.1,09,46,033
2.	Cost incurred as on date 30/06/2023 of certificate	Rs.0
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs.0
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	Rs.0

Yours faithfully,



Signature of engineer

(License No.REG/PMC/STE/2139/21)

Agreed and accepted by:

Name: Vijaykumar Mundhe

Date:10/07/2023



*** 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.
6. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table-C

List of Extra / Additional / Deleted Items considered in Cost.
(which were not part of the original Estimate of Total Cost)

Sr. No	List of Extra/Additional/Deleted Item	Amounts
1		
2		