

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: 09/06/2023

To,
The Partners,
Samartha Landmark,
Shop No 208/209, Loni Station
Opp Vishwaraj Hospital
Sunrise Complex, Kadamwak Wasti
Pune-412201

Subject : Certificate of Cost Incurred for Development of M/s Samartha Landmark - PLATINUM TOWERS for Construction of building(s)/ Wing(s) of the MahaRERA Applied For situated on the SR NO 66A/2/2, demarcated by its boundaries (latitude and longitude of the end points)

South	18 ' 49'40,69 N	73' 97' 33.30 E
North	18 ' 49'39,86 N	73' 97' 33.13 E
East	18 ' 49'36,06 N	73' 97' 26.72 E
West	18 ' 49'35,69 N	73' 97' 32.62 E

to EAST : By Grand bay Co-op. Housing Society. SOUTH : By Landowner Remaining land of this S.no WEST : C.T.S No. 1957 Property of Genu Mahadu Kadam and others . NORTH : By Eyestar Co-op. Housing Society Division Pune village Manjari BK Taluka Haveli District Pune PIN 412307 admeasuring 3900.00 sq.mts. area being developed by M/s Samartha Landmark,

Ref : MahaRERA Registration Number Applied For

Sir,

I Mr. Basawaraj Sharanappa Patil (BE Civil) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Building situated on the plot SR NO 66A/2/2, demarcated by its boundaries (latitude and longitude of the end points) to EAST : By Grand bay Co-op. Housing Society. SOUTH : By Landowner Remaining land of this S.no WEST : C.T.S No. 1957 Property of Genu Mahadu Kadam and others . NORTH : By Eyestar Co-op. Housing Society Division Pune village Manjari BK Taluka Haveli District Pune PIN 412307 admeasuring 3900.00 sq.mts. area being developed by M/s Samartha Landmark

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

- (i) Mr Sumit Anil Nigade as L.S / Architect;
- (ii) Mr. JW Consultant as Structural Consultant
- (iii) Prime Consultants as MEP Consultant
- (iv) Mr. Rishbh Kedari as Site Supervisor

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. Basawaraj Sharanappa Patil** quantity Site Supervisor 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. 38,72,58,000**. 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. Nil**. 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** (planning Authority) is estimated at **Rs. 38,72,58,000**
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 B and C below :

TABLE A

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on date of Registration is	30,82,26,000
2	Cost incurred as on 09/06/2023 (based on the Estimated cost)	-
3	Work done in Percentage as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	30,82,26,000
5	Cost Incurred on Additional / Extra Items as on 09/06/2023 not included in the Estimated Cost (Annexure A)	-

TABLE C

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	7,90,32,000
2	Cost incurred as on 09/06/2023 (based on the Estimated cost).	-
3	Work done in Percentage(as Percentage of the estimated cost).	-
4	Balance Cost to be Incurred(Based on Estimated Cost).	7,90,32,000
5	Cost Incurred on Additional /Extra Itemsas on 09/06/2023 not included in theEstimated Cost (Annexure A).	-

Yours Faithfully,

Balil

Signature of Engineer.

Mr . Basawaraj Sharanappa Patil

(Licence No. 082249-8)

(BE Civil)

*** 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 (Not Applicable)

(which were not part of the original Estimate of Total Cost)