

FORM 2 [See Regulation 3]

INDEPENDENT QUANTITY SURVEYOR'S CERTIFICATE

Date: 13th June 2017

To,

TATA VALUE HOMES LIMITED

Registered office – *TATA VALUE HOMES LTD. Times Tower , 12th Floor, Kamala mill compound,
Senapati Bhapat Marg, Lower Parel (W), Mumbai 400013*

Regional office – *Eruchshaw Building ,4th Floor ,249, Dr. D N Road , Fort Mumbai , 400001*

Subject: Certificate of Cost Incurred for Development of "La Montana " for Construction of Tower 6 buildings of Phase Phase-3, situated on *part of plot bearing C. N. No/CTS No/Survey No/Final Plot No No126/2,133,134/4a/2,134/4c demarcated by its boundaries S. No126, S. No134/3-C, S. No133 to the North S. No132, S. No133, S. No134, Pune – Mumbai Road to the South S.No127, S. No129, S. No134/4-A to the East and S.No125, S. No126 S. No134 Part. No135 to the West, Village – Vadgaon , Taluka – Maval, District – Pune, PIN –412106 admeasuring 82400 Sq Mtrs, area being developed by M/s Tata Value Homes Limited*

Ref: MahaRERA Registration Number –

Sir,

We have undertaken assignment of certifying estimated cost for the subject real estate project, proposed to be registered under MahaRERA, being 01 building(s) / 01wing(s) of the Phase III situated on plot bearing C. N. No/CTS No/Survey No/Final Plot No No126/2,133,134/4a/2,134/4c demarcated by its boundaries S. No126, S. No134/3-C, S. No133 to the North S. No132, S. No133, S. No134, Pune – Mumbai Road to the South S.No127, S. No129, S. No134/4-A to the East and S.No125, S. No126 S. No134 Part. No135 to the West, Village – Vadgaon , Taluka – Maval, District – Pune, PIN –412106 admeasuring 82400 Sq Mtrs, area being developed by M/s Tata Value Homes Limited

1. Following technical professionals are appointed by owner/promoter –

- (i) *VK:a (Architecture)* as LS/Architects
- (ii) *Dr Kelkar Designs Pvt Ltd* as Structural consultants
- (iii) *Ecofirst Services Ltd* as MEP consultants
- (iv) *Gleeds Hooloomann Consulting (I) Pvt. Ltd.* as Independent 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 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 & quantity for the entire work as calculated by Gleeds Hooloomann Consulting (I) Pvt. Ltd. As independent quantity surveyor* appointed by developer/engineer, and the assumption of the cost of material, labor 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. 22,15,88,878. 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 Pune Municipal Corporation / PMRDA/Town Planning, Pune being planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date (30th April 2017) is calculated at Rs 3,17,18,154 (Total of table A and B). The amount of estimated cost incurred is calculated on the base 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 PMRDA (planning authority) is estimated at Rs.18,98,70,724(Total of table A and B)
6. I certify that the cost of Civil, MEP and allied work for the aforesaid project as completed on date of this certificate is given in Table A and B below:-

TABLE A		
Sr. No	Particulars	Amounts (In Rs.)
1	Total Estimated Cost of the building/wing as on 30 th April 2017 date of registration is	Rs. 20,76,55,618
2	Cost Incurred as on 30 th April 2017 (based on Estimated Cost)	Rs. 3,14,82,539
3	Work Done in percentage (as percentage of estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,61,73,079
5	Cost Incurred on Additional/Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	Nil

TABLE B		
Sr. No	Particulars	Amounts (In Rs.)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on 30 th April 2017 date of registration is	Rs. 1,39,33,261
2	Cost incurred as on 30 th April 2017 (based on estimated cost)	Rs. 2,35,615
3	Work done in percentage (as percentage of estimated cost)	2%
4	Balance cost to be incurred (based on estimated cost)	Rs. 1,36,97,645
5	Cost Incurred on Additional/Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Name of Quantity Surveyor

Signature of Quantity Surveyor



*Note-

1. The scope of work to complete the entire real estate project as per drawings approved from time to time to obtain Occupation certificate/completion certificate, based on current rules and regulations.

2. N/A

3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work based on available information made available to independent Quantity Surveyor.
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 specification are indicative and not exhaustive.

Notes:

1. These estimate / cost to complete is based on taxation prior to GST impact. Based on revised taxation, overall cost for the project may vary and shall be provided in due course upon revisions with individual vendor contractors.
2. Above costs excludes all soft costs such as approval costs, developer's overheads, land and associated costs, consultant's costs, project finance costs, marketing and sales, administrative expenses, general development cost overheads and developer's contingency/project contingency.
3. Escalation, Pass on Cost and Provisional Cost considered as per developer's assumptions.

Annexure – A

List of Extra/Additional Items executed with cost -

Not Applicable currently