

MR. AJINATH DINKAR PAWAR (BE-CIVIL)

CIVIL ENGINEERS & CONTRACTORS
SHREERAM APPARTMENT FLAT NO - 301
NEAR SUNBRIGHT SCHOOL, AMBEGAON
PUNE - 411046
MOBILE - 8888686730

FORM - 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date : 30.06.2017

To
M/s Vitthal Properties
214, Sopanrao Nimhan Building
Pashan, Pune 411021

Subject: Certificate of Cost Incurred for Development of "BHUVI" for Construction of _____ I _____ building A Wing situated on the Plot bearing Survey NO 175/1/1C, demarcated by its boundaries (latitude and longitude of the end points) Nala & 12mtr wide road to the North S.No 174 Omega Society to the South Hissa NO 2 Apostrophe Society to the East Regalia Society to the West of Division Pune village Wakad taluka Mulshi District Pune PIN 411057 admeasuring 3600 sq.mts. area being developed by [Promoter]

Ref: MahaRERA Registration Number -- Pre Registration Certificate

Sir,
I Mr. Ajinath Dinkar Pawar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being _____ I _____ Building(s)/ _____ A _____ Wing(s) situated on the plot bearing Survey No 175/1/1C Village Wakad, Taluka Mulshi, District Pune, Pin - 411021 admeasuring 3600 sq.mts. area being developed by [Owner/Promoter]

- Following technical professionals are appointed by Owner / Promoter :-
 - M/s/Shri/Smt Ar. Swapnil Kshirsagar as L.S./Architect;
 - M/s/Shri / Smt GA Bhilare Consultants Pvt Ltd as Structural Consultant
 - M/s/Shri / Smt _____ NA _____ as MEP Consultant
 - M/s/Shri / Smt NA as Quantity Surveyor
- 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 NA quantity Surveyor appointed by Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid

project under reference as Rs. 14,54,60,700/- (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 completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Pimpri Chinchwad Municipal Corporation (PCMC)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (Total of Table A and B). 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 PCMC (planning Authority) is estimated at Rs. 11,12,43,506/- (Total of Table A and B).
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 1 or called "BHUVI"

(to be prepared separately for each Building/Wing of the Real Estate Project)

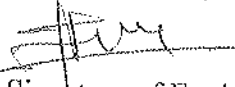
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.06.2017 date of Registration is	Rs. 9,71,56,763
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	Rs. 8,19,92,273/-
3	Work done in Percentage (as Percentage of the estimated cost)	84.39%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,51,64,490/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

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

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 of Registration is	Rs.1,40,86,743/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 87,97,262/-
3	Work done in Percentage (as Percentage of the estimated cost)	62.45 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 52,89,481/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Signature of Engineer
(Licence No. REG/PMC/STE/2443/16)