

## 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: 30th Sept 2020

To,  
M/s. **Namrata Developers.**  
592, RaviwarPeth,  
Talegaon Dabhade,  
Taluka Maval, District Pune.

**Subject: Certificate of Cost Incurred for Development of Happycity Talegaon for Construction of building(s) namely A, B AND C Building of the 1st Phase ( MahaRERA Registration Number)situated on the Plot bearing 542 PART, HISSA No. 2, demarcated by its boundaries :-**

C.T.S. No 4645 (PART) to the north, C.T.S. No 4645 (PART) to the south, Survey No. 541 to the east and Survey NO. 536 to the west of village Talegaon-Dabhade, Taluka Maval, District Pune.Pin-410506 admeasuring 8700 Sqmt area being developed by M/s. Namrata Developers.

Sir,

I/ We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, **building(s) namely A,B AND C** situated on the plot bearing Survey No. 542 PART, HISSA No. 2, C.T.S. 4645 (PART), Talegaon Dabhade, Tal. Maval, Dist. Pune – 410506 admeasuring 8700 Sqmt area being developed by M/s. Namrata Developers.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

2. M/s/Mr.**AmitBhat (AB Architects)** as a Design & Execution Architect;
3. M/s/Mr.**MangeshGotal (A Design Studio)** as a Liaisoning Architect;
4. M/s/Mr.**Parag Chopra(Spectrum Consultants)** as a Structural Consultant
5. M/s **Architectural Energy Solutions Private Limited** as a MEP Consultants
6. Mr.**HashalPachpande** as a 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 Harshal Pachpande 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.220,935,000.00 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 PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



4. The Estimated Cost Incurred till date is calculated at Rs.113,632,581.00/--(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 PMRDA(planning Authority) is estimated at Rs.107,302,419/- ( 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 A**

| <b>Sr. No</b> | <b>Particulars</b>                                                                                  | <b>Amounts</b>      |
|---------------|-----------------------------------------------------------------------------------------------------|---------------------|
| 1             | Total Estimated cost of the building/wing as on 30-09-2020 date is                                  | Rs. 57,213,000.00/- |
| 2             | Cost incurred as on 30-09-2020 (based on the Estimated cost )                                       | Rs.8,730,826.00/-   |
| 3             | Work done in Percentage (as Percentage of the estimated cost )                                      | 15.26%              |
| 4             | Balance Cost to be Incurred (Based on Estimated Cost)                                               | Rs. 48,482,174.00/- |
| 5             | Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A) | Not applicable      |

**Building /Wing bearing Number B**

| <b>Sr. No</b> | <b>Particulars</b>                                                                                  | <b>Amounts</b>      |
|---------------|-----------------------------------------------------------------------------------------------------|---------------------|
| 1             | Total Estimated cost of the building/wing as on 30-09-2020 date is                                  | Rs. 57,213,000.00/- |
| 2             | Cost incurred as on 30-09-2020 (based on the Estimated cost )                                       | Rs.31,175,855/-     |
| 3             | Work done in Percentage (as Percentage of the estimated cost )                                      | 54.49%              |
| 4             | Balance Cost to be Incurred (Based on Estimated Cost)                                               | Rs. 26,037,145.00/- |
| 5             | Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A) | Not applicable      |



Building /Wing bearing Number C

| Sr. No | Particulars                                                                                         | Amounts             |
|--------|-----------------------------------------------------------------------------------------------------|---------------------|
| 1      | Total Estimated cost of the building/wing as on 30-09-2020 date is                                  | Rs. 77,051,000.00/- |
| 2      | Cost incurred as on 30-09-2020 (based on the Estimated cost )                                       | Rs.50,883,513.00/-  |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                      | 66.04%              |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                               | Rs. 26,167,487.00/- |
| 5      | Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A) | Not Applicable      |

**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 30-09-2020 date is | Rs.29,458,000.00/- |
| 2      | Cost incurred as on 30-09-2020 (based on the Estimated cost )                                                                                 | Rs.22,842,387.00/- |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                                                                | 77.54%             |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                         | Rs.6,615,613.00/-  |
| 5      | Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)                                           | Not Applicable     |

Yours Faithfully  
Signature of Engineer

  
Ketan Raj Saxena