

FORM -2(see Regulation 3)

ENGINEER'S CERTIFICATE

Date :- 07/10/2021

To,

Ravima Developer

Pune

Subject :- Certificate of Cost Incurred for Development of **NEWTON HOMES TATHAWADE PHASE-I** for Construction of 'C' & 'D' building, situated on the Plot bearing Sr. No. 137/3/1, 137/3/2, 137/4, 138/2A, , Tathawade, Taluka Mulshi, District Pune, demarcated by its boundaries Government Road to North, Sr. No. 129 South, Sr. No. 138 Part to East & Sr. No. 137 Part west, of Division being developed by **Ravima Developer**.

Sir,

I/We Ashok N. Suryawanshi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being 'C' & 'D' building, situated on the plot bearing survey no. no. 137, Tathawade, Pune PIN 411033, admeasuring 4450.00 sq. mts. Area being developed by **Ravima Developer**,

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

- i. **Patil & Bugade Associates as L.S. / Architect**
- ii. **STS Consultant LLP, as Structural Consultant**
- iii. **Siddhivinayak Consultant, as MEP Consultant**
- iv. **Mahesh Chinchkar as Landscape Consultant**
- v. **Mr. Ashok Suryawanshi 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 Buildings of the project. Our estimated cost calculation 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 me 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. 40,96,41,750.00 (Table A + Table 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 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. 00.00 (Table A + Table 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 & Allied works of the Building(s) of the subject project to obtain occupation certificate/completion certificate from PMC (Planning Authority) is estimated at **Rs. 40,96,41,750.00 (Table A + Table B)**.

6. I Certify that the cost of the Civil, MEP & allied work for the aforesaid project as completed on date of this certificate is given in Table A & B Below.

TABLE A
Building/Wing bearing Number called "C" (12 floors residential)

Sr No	Particulars	Amounts in Rs.
1	Total Estimated cost of the building/wing as on 07/10/2021 date of Registration is	Rs. 17,70,06,000.00
2	cost incurred as on 07/10/2021 (based on the estimated cost)	Rs.00.00
3	Work done in percentage (as percentage of the estimated cost)	
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. 17,70,06,000.00
5	Cost Incurred on Additional/Extra items as on _____ not included in the Estimation cost (Annexure A)	_____NA_____ -

TABLE A
Building/Wing bearing Number called "D" (12 floors residential)

Sr No	Particulars	Amounts in Rs.
1	Total Estimated cost of the building/wing as on 07/10/2021 date of Registration is	Rs.18,71,20,000.00
2	cost incurred as on 07/10/2021 (based on the estimated cost)	Rs.00.00
3	Work done in percentage (as percentage of the estimated cost)	
4	Balance cost to be incurred (Based on Estimated Cost)	Rs.18,71,20,000.00
5	Cost Incurred on Additional/Extra items as on _____ not included in the Estimation cost (Annexure A)	_____NA_____ -

TABLE B

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

Sr.No.	Particulars	Amount in Rs.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 07/10/2021 date of Registration is	Rs. 4,55,15,750.00
2	Cost incurred as on (based on the Estimated cost)	Rs. 00.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,55,15,750.00
5	Cost Incurred on Additional /Extra Items as onnot included in the Estimated Cost (Annexure A)	NA

*** 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 the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.
6. All costs mentioned in Table A and Table B also include costs of services like architect, consultants, professionals etc. wherever required.

Yours faithfully.

Signature of Engineer

Ashok Suryawanshi

(License No.)