

FORM-2
(See Regulation 3)
ENGINEER'S CERTIFICATE

To,
KOLTE- PATIL PLANET REAL ESTATE PRIVATE LIMITED
Office No.205+206 A+B+C,F.P.No.188
City Point, Dhole Patil Road
Pune-411001

Subject: Certificate of Cost Incurred for Development of Life Republic Sector R10 -10th Avenue - Universe for Construction of A,H,I Buildings & Shops Buildings (MahaRERA Registration Number - P52100027629) situated on the Plot bearing S. No. 124 (P) of village Jambe .demarcated by its boundaries (NE -18° 37' 40.14" N,73° 42' 43.80" E; NE-18° 37' 35.15" N, 73° 42' 42.59" E; SE- 18° 37' 37.34" N, 73° 42' 34.23" E ; SW- 18° 37' 42.29" N, 73° 42' 35.45" E), TOWNSHIP BOUNDARYS.NO124(P) to the North, 18.00 M W TOWNSHIP INTERNAL ROAD; SECTOR R9 to the South, IRRIGATION CANAL;SECTOR R8 ;SECTOR EA5 to the East 18.00M WIDE TOWNSHIP INTERNAL ROAD; TOWNSHIP GREEN OPEN AREA;SECTOR R13; SECTOR EA4 to the West of Division PUNE Village- Jambe Taluka - Mulashi District - Pune Pin- 411057 admeasuring 41647.2 Sq.mts. Area being developed by KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED

Sir,
I/we Mr. Navnath Kolekar ,have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project (MahaRERA Registration Number - Yet to Register) situated on the Plot bearing S. No. 124 (P) of Division Pune, Village Jambe Taluka- Mulashi District - Pune Pin- 411057 admeasuring **41647.2** Sq.mts. Area being developed by KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED

Following technical Professionals are appointed by KOLTE PATIL PLANET REAL ESTATE PRIVATE LIMITED, PUNE..

1

- (i) M/s.Kolhatkar and Gowaikar
- (ii) M/s. JW Consultants LLP as Structural Consultant
- (iii) M/S McLIN Consultants Pvt. Ltd as Plumbing Consultant
- (iii) M/S Consulting Electrical Engineers Combine as Electrical Consultant
- (iv) Mr. Roshan Patil as 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 Mr. Roshan Patil, 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.1,65,86,15,316/- (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 Pune Metropolitan Regional Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date is calculated at Rs.235,964,635/- (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 Pune Metropolitan Regional Development Authority (planning Authority) is estimated at Rs.1,422,650,681/- (Total of Table A to I,shop)

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 :


N.K.

TABLE A

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

Building /Wing bearing Number _____ or called **Building A**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on 31.12.2021 date of Registration is	Rs.	39,27,51,039
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs.	5,76,84,538
3	Work done in Percentage (as Percentage of the estimated cost)		15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	33,50,66,502
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number _____ or called **Building H**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on 31.12.2021 date of Registration is	Rs.	33,86,65,736
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs.	4,44,33,018
3	Work done in Percentage		13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	29,42,32,718
5	Cost Incurred on Additional /Extra Items as on _____ not included in the	Rs.	-



Building /Wing bearing Number _____ or called **Building I**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on 31.12.2021 date of Registration is	Rs.	33,84,64,508
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs.	4,49,90,565
3	Work done in Percentage (as Percentage of the estimated cost)		13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	29,34,73,943
5	Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number _____ or called **Shop**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on 31.12.2021 date of Registration is	Rs.	4,78,77,543
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs.	0
3	Work done in Percentage (as Percentage of the estimated cost)		0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	4,78,77,543
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-

TABLE B

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

S.No.	Particulars	Amount	
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.12.2021 date of Registration is	Rs.	54,08,56,490
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs.	8,88,56,514
3	Work done in Percentage (as Percentage of the estimated cost).		16%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.	45,19,99,975
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs.	-

Yours Faithfully,



Signature of Engineer,
(License No. - NA)

Date :

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.

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Nil



A handwritten signature in blue ink, appearing to be 'A. K. R.', is written over the word 'Nil'.