

Form 2

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 : 24th SEP, 2019

To,
RANADE REALTORS LLP
10+32/A, RAMBAG COLONY
OFFICE 108, KOTHRUD,
PUNE 411038

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of **MAYANK RESIDENTIAL** (MahaRERA Registration Number) situated on the Plot bearing CTS No. **312, S No 43A/5A & 5B, Village Ghorpadi, Taluka Haveli, District Pune, Pin 411001** admeasuring 2100.00 Sqmt demarcated by its boundaries (latitude and longitude of the end points) **73°54'30.35" E & 18°31'45.34" N** to the North, **73°54'31.02" E & 18°31'45.34" N** to the South **73°54'31.02" E & 18°31'47.01" N** to the East, **73°54'30.35" E & 18°31'47.01" N** to the West of Division Pune, Village **Ghorpadi, Taluka Haveli, District Pune** PIN 411001 admeasuring 2100.00 sq.mts. area being developed by **RANADE REALTORS LLP**

Ref : Maha RERA Registration Number :

Sir,

I Mr. Madhav Joshi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building(s)/ 1 Wing(s) of the **Residential** Phase situated on the plot bearing CTS No. **312, Plot No 43A/5A&5B, Village Ghorpadi, Taluka Haveli, District Pune, Pin 411001** admeasuring **2100.00 sq.mts.** area being developed by **RANADE REALTORS LLP.**

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) SHINDE JOSHI & ASSOCIATES as L.S. / Architect ;
- (ii) J W CONSULTANTS LLP as Structural Consultant

(iii) Shri SANTOSH NALAWADE as Site Engineer

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. Madhav Joshi 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. 5,35,33,740 /-** (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 Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 40870/-** (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 Municipal Corporation** (planning Authority) is estimated at **Rs 5,34,92,870/-** (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 called **MAYANK (Residential Phase)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 24.09.2019 date of Registration is	Rs. 4,09,51,740/-
2	Cost incurred as on 24.09.2019 (based on the Estimated cost)	Rs. 40870/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 4,09,10,870 /-
5	Cost Incurred on Additional /Extra Items as on 24.09.2019 not included in the Estimated Cost (Annexure A)	Rs. 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 24.09.2019 date of Registration is	Rs. 1,25,82,000 /-
2	Cost incurred as on 24.09.2019 (based on the Estimated cost).	Rs. 0.00 /-
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1,25,82,000 /-
5	Cost Incurred on Additional /Extra Items as on 24.09.2019 not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,

 C. Madhav M. Joshi)

Signature of Engineer.