

PRASHANT KULKARNI

C/o Mr. Gaitonde Flat No. F4 Srushti Apt. D. P road Kothrud Pune 411038
Mob. No 9822146770

ENGINEER'S CERTIFICATE

Date : 22.08.2018

To,
M/S. GOKHALE PROMOTERS LLP
at Gokhale House, Final Plot No.61/13,
Erandwane, Pune 411004.

Subject : Certificate of Cost Incurred for Development of **PAI** for Construction of 1 building (s) /single wing (s)/of the Single Phase (MahaRERA Registration Number) situated on the **CTS NO.1128, S.NO.125/1A/B, PLOT NO.17**, demarcated by its boundries (latitude- 18°30'53.15"N longitude - 73°49'1.05"E of the end points) to the North 12.00M WIDE ROAD, to the South CTS NO. 1128(P) to The East CTS NO. 1128(P) to the West 9.00M WIDE ROAD of Division Pune, village- Kothrud, taluka- Haveli, District - Pune , PIN – 411038, admeasuring 540.00 sq.mts. Area being developed by **M/S GOKHALE PROMOTERS LLP**.

Ref : MahaRERA Registration Number

Sir,

I **PRASHANT KULKARNI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **PAI** Building(s)/Single Wing(s) of the Single Phase situated on **CTS NO.1128, S.NO.125/1A/B, PLOT NO.17**, of Division Pune, village- Kothrud, taluka- Haveli, District – Pune, PIN – 411038 admeasuring 540.00 sq.mts. Area being developed by **M/S. GOKHALE PROMOTERS LLP**

1. Following technical professionals are appointed by Promoter :—

- (i) **Ar. Siddharth Harischandrakar** as L.S Architect
- (ii) **M/s SPECTRUM CONSULTING ENGINEERS** as Structural Consultant
- (iii) **Mr. Prashant Kulkarni** 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. PRASHANT KULKARNI** 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.4,25,98,160/-** (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 **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.0/-**(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 **PMC** (planning Authority) is estimated at **Rs.4,25,98,160/-** (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 **PAI** (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 4,06,61,880/-
2	Cost incurred as on date (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. 4,06,61,880/-
5	Cost Incurred on Additional /Extra Items as on date not included in the	Rs. 0/-

Estimated Cost (Annexure A)

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
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.19,36,280/-
2	Cost incurred as on date (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.19,36,280/-
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A).	Rs. 0/-

Yours Faithfully,



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.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

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