

[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: 26/07/2017

To,
Mind Space Realty Pvt.Ltd,
Amar Avinash Corporate City, 4th floor,
Above HSBC Bank, Near Inox Multiplex,
Bund garden Road, Camp
Pune- 411001.

Subject: Certificate of Cost Incurred for Development of MSR Seasons for Construction of Residential Building - 5 Wings (Rera Registration application in process) situated on the Plot bearing CTS No.3876, Plot C, Chinchwad, Pune demarcated by its boundaries (Latitude 18°63'92.72"N) ; Municipal Road to the North, Tata Motors to the South, Residual Plot of CTS No 3876 (part) sr.No 191 (part) to the East; Plot B out of CTS no. 3876 Part to the West, of Division Pune Village - Chinchwad Taluka-Haveli District-Pune PIN - 411033 admeasuring developing 7798.92sq.mts. area being developed by Mind space Realty Pvt. Ltd.

Sir,

I Mr. Pradhumn Doiphode have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Residential Building having 5 Wings situated at CTS No. 3876, Plot C, Chinchwad, Pune of Division Pune village - Chinchwad Taluka-Haveli, PIN - 411033 admeasuring 7798.92 Sq.mts. area being owned and developed by Mind space realty Pvt. Ltd.

Following technical professionals are appointed by Owner/Promoter:--

- Shri Shashank Phadke of M/s. Solespace as L.S./Architect;
- Shri Rajesh Mankani, of M/s. Design Werkz Engineering Pvt. Ltd. as Structural Consultant.
- M/s. Consolidated Consultants & Engineers Pvt. Ltd., rep by Mr. V. K. Jain as MEP Consultant.
- Shri. Santosh Dhakane as Quantity Surveyor*
- Shri. Mahesh Jogdand as a site Engineer.

We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building 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. Santosh Dhakane quantity Surveyor* appointed by Mind space Realty Pvt. Ltd. and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.41, 80, 33,051.00 (Rupees Forty one Crores eighty lacs thirty three thousand fifty one only) (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 from the Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

Pradhumn Doiphode

The Estimated Cost Incurred till date is calculated at Rs.24,16,16,679.00. (Rupees Twenty four Crores sixteen lacs sixteen thousand six hundred seventy nine only) (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate/ Completion Certificate from Pune municipal corporation (Planning Authority) is estimated at Rs.17,64,16,351.00 (Rupees Seventeen Crores sixty four lacs sixteen thousand three hundred fifty one only).(Total of Table A and B).

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-A/ Wing -A called MSR Seasons		
To be prepared separately for each building/wing of the Real estate project		
Sr. No	Particulars	Amount (Rs.)
1	Total estimated cost of the building/wing as on 26/07/2017 date of registration is	10,82,15,230.00
2	Cost incurred as on 26/07/2017 (based on the estimated cost)	8,07,15,230.00
3	Work done in percentage (as percentage of the estimated cost)	75%
4	Balance cost to be incurred (Based on estimated cost)	2,75,00,000.00
5	Cost incurred on additional/extra items as on 26/07/2017 not included in the estimated cost (Annexure A)	NA

TABLE A		
Building-A/ Wing - B called MSR Seasons		
To be prepared separately for each building/wing of the Real estate project		
Sr. No	Particulars	Amount (Rs.)
1	Total estimated cost of the building/wing as on 26/07/2017 date of registration is	10,08,01,295.00
2	Cost incurred as on 26/07/2017 (based on the estimated cost)	6,39,93,647.00
3	Work done in percentage (as percentage of the estimated cost)	63%
4	Balance cost to be incurred (Based on estimated cost)	3,68,07,648.00
5	Cost incurred on additional/extra items as on 26/07/2017 not included in the estimated cost (Annexure A)	NA

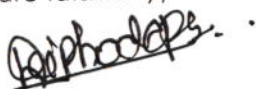
Dr. Phule

TABLE A		
Building-B/ Wing - C called MSR Seasons		
To be prepared separately for each building/wing of the Real estate project		
Sr. No	Particulars	Amount (Rs.)
1	Total estimated cost of the building/wing as on 26/07/2017 date of registration is	10,08,01,295.00
2	Cost incurred as on 26/07/2017 (based on the estimated cost)	4,67,35,234.00
3	Work done in percentage (as percentage of the estimated cost)	46%
4	Balance cost to be incurred (Based on estimated cost)	5,40,66,061.00
5	Cost incurred on additional/extra items as on 26/07/2017 not included in the estimated cost (Annexure A)	NA

TABLE A		
Building-B/ Wing - D called MSR Seasons		
To be prepared separately for each building/wing of the Real estate project		
Sr. No	Particulars	Amount (Rs.)
1	Total estimated cost of the building/wing as on 26/07/2017 date of registration is	10,82,15,230.00
2	Cost incurred as on 26/07/2017 (based on the estimated cost)	5,01,72,588.00
3	Work done in percentage (as percentage of the estimated cost)	46%
4	Balance cost to be incurred (Based on estimated cost)	5,80,42,642.00
5	Cost incurred on additional/extra items as on 26/07/2017 not included in the estimated cost (Annexure A)	NA

TABLE B		
(to be prepared for the entire registered phase of the real estate project)		
Sr. No	Particulars	Amounts (Rs.)
1	Total estimated cost of the internal and external development works including amenities and facilities in the layout as on 26/07/2017	41,80,33,051.00
2	Cost incurred as on 26/07/2017 (Based on the estimated cost)	24,16,16,679.00
3	Work done in percentage (As percentage of the estimated cost)	58%
4	Balance cost to be incurred (Based on estimated cost)	17,64,16,351.00
5	Cost incurred on addition/extra items as on 26/07/2017 not included in the estimated cost (annexure A)	NA

Yours faithfully,



Mr. Pradhum S. Doiphode; B.E. (Civil)
(Licence No. Not Applicable)
At. Po. Surdi, Tq- Barshi, Dist Solapur,
(MS) 413401

• 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 to 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, 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 the 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 parts of the original estimate of total cost).

S.No.	Particulars	Quantity	Amount (Rs.)
01	NA	NA	NA

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