

FORM – 2

[See Regulation 3]

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 : 31.03.2021

To

Tirupati Tingre Builtcon

A-56,Kasturba co.op.hsg.soc.ltd.

Vishrantwadi,Pune-411015

Subject : Certificate of Cost Incurred for development of Tirupati Regalia Phase-I for construction of one no.of building/one wing of the Project Regalia Phase-I situated on the plot bearing Survey no.90/A/1/1B,demarked by its boundaries (Latitudes & Longitudes of the end points) as 18 34' 44.91" N & 73 53'7.83" E of Division Pune,Village: Dhanori,Taluka: Haveli,District:Pune PIN:411015 admeasuring Area 3535.00 sq.mtrs. being developed by Tirupati Tingre Builtcon.

Sir

I Mr. D.S.Lokare have undertaken assignment as of certifying Estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA,being one building of the Regalia Phase-I situated on the plot bearing Survey no.90/A/1/1B,demarked by its boundaries (Latitudes & Longitudes of the end points) as -18 34' 44.91" N & 73 53'7.83" E of Division Pune,Village: Dhanori,Taluka: Haveli,District:Pune PIN:411015 admeasuring Area 3535.00 sq.mtrs. being developed by Tirupati Tingre Builtcon.

1. Following technical professionals are appointed by owner/Promoter.

- (xiii) S.I.Kerur as Architect**
- (xiv) M/s Nilesh Dighe & Consultants as Structural Consultant**
- (xv) M/s Consolidated Consultant as MEP Consultant**
- (xvi) Mr. D.S.Loakre as quantity surveyor**

17. 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 thr Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr.D.S.Lokare as 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.

18. We estimate Total Estimated cost of completion of the building of the aforesaid project under reference as Rs.17,59,17,600.00 (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 PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

19. The Estimated Cost Incurred till date is calculated at Rs 7,35,17,987.00 (Total of Table A and B). The amount of estimated Cost Incurred is calculated on the base of amount of Total Estimated cost.

20. 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 PMC (Planning Authority) is estimated at Rs. 10,23,99,613.00 (Total of Table A and B).

21. I certify that the cost of the Civil,MEP and allied works for the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

TABLE A**Building bearing number—or called Tirupati Regalia Phase-I**

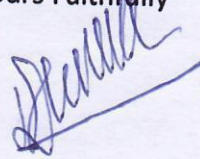
Sr.No	Particulars	Amounts
(4)	(2)	(3)
4	Total Estimated cost of Tirupati Regalia Phase-I As on 31.03.2021	Rs. 15,39,93,600.00
	Cost incurred as on 31.03.2021	Rs. 7,10,67,987.00
	Work Done in <i>percentage</i> (as percentage of the estimated cost)	46.15 %
	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 8,29,25,613.00
	Cost Incurred on Additional/Extra Items As on ----- 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
(4)	(2)	(3)
4	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.03.2021	Rs. 2,19,24,000.00
	Cost incurred as on 31.03.2021 (based on the Estimated Cost)	Rs. 24,50,000.00

Work done in Percentage (as percentage of the estimated cost)	11.17 %
Balance Cost to be Incurred (based On Estimated cost)	Rs. 1,94,74,000,00
Cost Incurred on Additional/Extra Items as on ----- not included In the Estimated cost (Annexure A)	Rs. NIL

Yours Faithfully



(Mr. D.S. Lokare)

Civil Engineer

Note :

16. 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.
17. (*)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 (*).
18. The Estimated cost included all labour, material, equipment and machinery Required to carry out entire work.
19. 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.
20. 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)