

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 : 23rd September, 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 **PARIMAL** (MahaRERA Registration Number) situated on the Plot bearing CTS No. **1116, Plot No 42, Patwardhan Baug**, Village **Erandawane**, Taluka **Haveli**, District **Pune**, Pin **411004** admeasuring 368.00 Sqmt demarcated by its boundaries (latitude and longitude of the end points) **73°49'42.41" E & 18°30'6.01" N** to the North, **73°49'43.02" E & 18°30'6.01" N** to the South **73°49'43.02" E & 18°30'6.85" N** to the East, **73°49'42.41" E & 18°30'6.85" N** to the West of Division Pune, Village Erandawane, Taluka Haveli, District Pune PIN 411004 admeasuring 368.00 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. **1116, Plot No 42, Patwardhan Baug**, Village **Erandawane**, Taluka **Haveli**, District **Pune**, Pin **411004** admeasuring **368.00 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) G.A. BHILARE CONSULTANTS PVT LTD as Structural Consultant

(iii) Shri KULBHUSHAN ANNADATE 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/plan 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, 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. 2,70,67,700 /-** (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. 1,57,507/-** (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. 2,69,10,193/-** (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 PARIMAL (Residential Phase)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 23.09.2019 date of Registration is	Rs. 2,01,25,400 /-
2	Cost incurred as on 23.09.2019 (based on the Estimated cost)	Rs. 1,57,507 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 1,99,67,893 /-
5	Cost Incurred on Additional /Extra Item; as on 23.09.2019 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 23.09.2019 date of Registration is	Rs. 69,42,300 /-
2	Cost incurred as on 23.09.2019 (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. 0.00 /-
5	Cost Incurred on Additional /Extra Item as on 23.09.2019 not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,


 (Madhar M. Joshi)

Signature of Engineer.

*** 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 labor, 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)