

FORM-2

Date:20/06/2019

ENGINEER'S CERTIFICATE

To,

Sri Kalpatru Realty Pvt Ltd.

2nd Floor GP-187 Above Renault Showroom,

Thermax Chowk, Chinchwad MIDC

Pune 411019

Subject: Certificate of Cost Incurred for Development of "Ravitej" for construction of 3 nos of Buildings situated on the on the plot bearing Gat No. 243(Part), Demarcated by boundries Property of Gat No 245 to the north, Property of Gat no 244(Part) to East, Property on Gat no 243 to South, and 18m wide DP road to the West. (The said plot is bifurcated in two parts because of 12m DP road passing through it), located at Division-Pune, Village- Dudulgaon, Taluka- Haveli, District- Pune, PIN 412105, Latitude-18.683084 & Longitude-73.874411, admeasuring 2802.00 sq.mts. area being developed by Sri Kalpatru Realty Pvt Ltd.

Ref: MahaRERA Registration Number P52100019063

Sir,

I Mr. Alok Kulkarni have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project "RaviTej" proposed to be registered under MahaRERA, being one Building, situated on the plot bearing Gat No. 243(Part), Division-Pune, Village- Dudulgaon, Taluka- Haveli, District- Pune, PIN-412105 admeasuring 2802.00 sq.mts. area being developed by Sri Kalpatru Realty Pvt Ltd.

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

- (i) Mr.Manik Buchade of Kimaya Associates as Architect;
- (ii) Mr.Alok Kulkarni of Shrikhande Consultants Pvt. Ltd. as Structural Consultant
- (iii) Mr.Manik Buchade of Kimaya Associates as MEP Consultant
- (iv) Mr. Anup Bura as Quantity Surveyor


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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. Anup Bura, "Quantity Surveyor" appointed by Dream House Constructions 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.
3. We estimate Total Estimated Cost of completion of the buildings of the aforesaid project under reference as **Rs.12,83,83,200** (Total of Table A(A1,A2 and A3) 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 buildings from the Pimpri Chinchwad 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.1,22,00,000/-** (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 Pimpri Chinchwad Municipal Corporation (planning Authority) is estimated at **Rs. 11,61,83,200/-** (Total of Table A(Part1, Part2 and Part3) 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 :

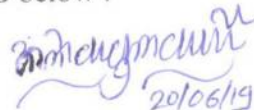

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TABLE – A Part 1

Building A

Sr.no.	Particulars	Amounts (INR)
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs.5,93,56,800/-
2.	Cost incurred as on 20/06/2019 (based on the Estimated cost)	Rs.61,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	10.28 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,32,56,800/-
5.	Cost Incurred on Additional /Extra items as on mm-dd-yy not included in the Estimated Cost (Annexure A)	NA

TABLE – A Part 2

Building B

Sr.no.	Particulars	Amounts (INR)
1.	Total Estimated cost of the building/wing as date of Registration is	Rs.6,01,34,400/-
2.	Cost incurred as on 20/06/2019 (based on the Estimated cost)	Rs.61,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	10.14%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,40,34,400/-
5.	Cost Incurred on Additional /Extra items as on mm-dd-yy not included in the Estimated Cost (Annexure A)	NA

Signature
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TABLE – A Part 3

Building C

Sr.no.	Particulars	Amounts (INR)
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs.21,42,000
2.	Cost incurred as on 20/06/2019 (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. 21,42,000
5.	Cost Incurred on Additional /Extra items as on mm-dd-yy not included in the Estimated Cost (Annexure A)	NA

Table B

Sr.no.	Particulars	Amounts (INR)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration	Rs.67,50,000
2.	Cost incurred as on 20/06/2019 (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.67,50,000
5.	Cost Incurred on Additional /Extra items as on mm-dd-yy not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully, 
 License no 593-A

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.


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- 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

Cost Incurred on Additional /Extra items as on 20/06/2019 not included in the Estimated Cost
(Which were not part of original Estimate of Total Cost)

1. Salaries to staff members, consultant's fees, site and office overheads.
2. Marketing and promotional expenses and brokerages.
3. Payments of Taxes, cess, fees, charges, Premiums, interest etc to any statutory Authority.
4. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction and or Land.


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