

SHRI. RUSHIKESH G. ZAGADE

LIC. NO. 1853

Sr. No. 34/14, Shop No. 1, Bhakti Paradise, Dhankawadi, Pune – 43, Mob. No. 8888102089

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 : 06-05-2022

To,

M/s. Empire Infratech,

"Sneh Pratik"

Sr.no.58/3 (P) Kondhwa(Bk), Pune.411048

Subject : Certificate of Cost Incurred for Development of M/S. Empire Infratech for Construction of building **Sneh Pratik**(MahaRERA Registration Number:) situated on the Plot bearing SR.No.58/3 (P),Kondhwa(Bk),Pune 411048. Admeasuring land area 611.61 sq meter area being developed by M/S. Empire Infratech.

Sir,/ Mr. Rushikesh Zagade have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being of building **Sneh Pratik** (MahaRERA Registration Number:) situated on the Plot bearing SR.No.58/3 (P),Kondhwa(Bk),Pune 411048. Admeasuring land area 611.61 sq meter area being developed by M/S. Empire Infratech.

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

(i) Mr. Rushikesh Zagade as Architect

(ii) Mr. Abhijeet Navpute as Structural Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, 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. Rushikesh Zagade 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. 6,55,45,000.00/-. The estimated Total Cost of project is with reference to the Civil 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. 65,54,500.00/- The amount of Estimated Cost Incurred is calculated on the basis of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil 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. 5,89,90,500.00/- I certify that the Cost of the Civil 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"

(Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing for as on 09/09/2021 date of Registration is	Rs 6,40,15,000.00/-
2	Cost incurred a till 06/05/2022 (based on the Estimated cost)	Rs 64,01,500.00/-
3	Work done in Percentage	10%

(as Percentage of the estimated cost)

4 Balance Cost to be Incurred

Rs. 5,76,13,500.00/-

(Based on Estimated Cost)

5 Cost Incurred on Additional /Extra ItemsRs. Nil

as on 06/05/2022not included in theEstimated Cost

TABLE B

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

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on -----	Rs 15,30,000.00/-
2	Cost incurred as on ----- (based on the Estimated cost).	Rs.1,53,000.00/-
3	Work done in Percentage (as Percentage of the estimated co	10 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.13,77,000.00/-
5	Cost Incurred on Additional /Extra Items as on 06/05/2022 not included in theEstimated Cost	Rs. Nil

Yours Faithfully,

Signature of Engineer.



SHRI RUSHIKESH G. ZAGADE

Licensed Engineer

Shivkrupa Height, Raje Chowk,

Ambegaon Bk. Pune-40.

* 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 (Mr. Rushikesh Zagade) 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)