

**FORM-2**  
**ENGINEER'S CERTIFICATE**

Date: 28/4/2023

To  
**NANASAHEB BHINTADE SPACESS PVT. LTD.**  
Sr. No. 635/2,642/1,643 Ganesh Corner, Shop No-1  
Mahesh Society, Bibavewadi, Pune: 411 037.

**Subject: Certificate of Cost Incurred for Development of Project N.B.CRYSTAL 'B' Phase-III [MahaRERA Registration Number] situated on the part of Plot 'B' Survey No. 3 /1/to/4/1/3 village: Ambegaon Bk., Taluka: Haveli, District: Pune, PIN 411 046 admeasuring 2008.49 sq.mtrs. Area being developed by NANASAHEB BHINTADE SPACESS PVT. LTD.**

Sir,

I Mr. Mallikarjun M Karguppi, I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Buildings/C wings on the part of plot 'B' survey no.3 /1/to/4/1/3 of division Pune, Village: Ambegaonbk., taluka: Haveli, District: Pune, PIN: 411 046, admeasuring 2008.49 sq. mtrs. area being developed by **NANASAHEB BHINTADE SPACESS PVT. LTD.**

1. Following technical professionals are appointed by Owner /Promoter:-
  - (i) Shri. Prakash H Kanhekar as Architect;
  - (ii) M/s G. A. Bhilare Consultants Pvt. Ltd. Structural Consultant
  - (iii) Miss. Pooja Durkar as Quantity Surveyor\*
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 Sau. Sonal Milind Dham (Quantity Surveyor\*) appointed by Developer/Engineer, and the assumption of the cost of material, labor 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: 22,04,47,682/-** (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. 1,91,78,208.25/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost. <sup>1</sup>
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 Pune is estimated at **Rs. 20,12,69,473.75/-** (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

| Sr. No | Particulars                                                                                         | Amounts                     |
|--------|-----------------------------------------------------------------------------------------------------|-----------------------------|
| 1      | Total Estimated cost of the building/wing as on date of Registration is                             | Rs. 18,69,01,295.3/-        |
| 2      | Cost incurred as on <u>30/06/2022</u><br>(based on the estimated cost)                              | Rs. <u>1,52,39,269.35/-</u> |
| 3      | Work done in Percentage<br>(as percentage of the estimated cost)                                    | 8.15%                       |
| 4      | Balance Cost be Incurred<br>(Based on estimated Cost)                                               | Rs. 17,16,62,025.95/-       |
| 5      | Cost Incurred on Additional /Extra Items<br>As on not included in the Estimated<br>Cost(Annexure A) | Rs. /-                      |

**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 date of Registration is | Rs. <u>3,35,46,386.00/-</u> |
| 2      | Cost incurred as on<br>(based on the estimated cost)                                                                                               | Rs 39,38,938.9/-            |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost)                                                                                   | 11.74%                      |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                           | Rs 2,96,07,447.1/-          |
| 5      | Cost Incurred on Additional /Extra Items<br>As on not included in<br>the Estimated Cost (Annexure A)                                               | Rs. /-                      |

Yours Faithfully



(Mr. Mallikarjun M Karguppi)  
Signature of Engineer