

Sunil Sankpal & Associates

S.no - 102/2/1/1 B Omkar Garden phase II
Siddhanathwadi Wai Tal -Wai
Dist - Satara .(Maharashtra)
Pin Code : 412803
Mob NO : 09422605250
Email : sankpalsa@gmail.com

SANKPAL SUNIL A.

B.E. (CIVIL) AMIE (INDIA) FIIV (INDIA)

Chartered Engineer Membership
No. : AM091617/2
Valuer registration
No. : CAT-I /F-2840

Date: 28/07/2017

To,

Venkateswaraa Developers Pvt Ltd,
2505/A, Siddhanath Wadi, Wai,
Dist Satara 412803

Subject:

Certificate of Cost Incurred for Development of "Seven Hills" for On-site expenditure for development of entire project situated on the Plot bearing Gat No. **466** demarcated by its boundaries (latitude and longitude of the end points) 17.99 and 73.87 to the North, 17.98 and 73.87 to the South, 17.98 and 73.87 to the East and 17.98 and 73.87 to the West of Division PUNE Village Dhavadi Taluka Wai District Satara PIN 412803 admeasuring 161100 sq.mts. area being developed by Venkateswaraa Developers Pvt Ltd.

Ref.:MahaRERA Registration Number for project "SEVEN HILLS" _____

Sir,

I/ We Sunil Appaji Sankpal have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being _____ Building(s)/ _____ Wing(s) of the _____ Phase situated on the Plot bearing Gat No. **466** West of Division PUNE Village Dhavadi Taluka Wai District Satara PIN 412803 admeasuring 161100 sq.mts. area being developed by Venkateswaraa Developers Pvt Ltd.

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

- | | | |
|------|---|--------------------------|
| i. | M/s /Shri/Smt <u>Mr. Bharat Patil</u> | as L.S. / Architect |
| ii. | M/s /Shri/Smt _____ | as Structural Consultant |
| iii. | M/s /Shri/Smt _____ | as MEP Consultant |
| iv. | M/s /Shri/Smt <u>Mr. Sunil Appaji Sankpal</u> | 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 Mr. Sunil Appaji Sankpal 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. 11,00,00,000/- (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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 92,00,000/- (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 _____ (planning Authority) is estimated at Rs. 10,08,00,000/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as ongoing on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number 0 or called _____ - _____ (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing Rs. <u>0</u> as on <u>28/07/2017</u> date of Registration is	Rs. 0
2	Cost incurred as on <u>28/07/2017</u> Rs. <u>0</u> (based on the Estimated cost)	Rs. 0
3	Work done in Percentage <u>0</u> % (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred Rs. <u>0</u> (Based on Estimated Cost)	Rs. 0
5	Cost Incurred on Additional /Extra Items Rs. <u>0</u> as on <u>28/07/2017</u> not included in the Estimated Cost (Annexure A)	Rs. 0

TABLE B

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

Sr No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External _____ Development Works including amenities and Facilities in the layout as on <u>28/07/2017</u> date of Registration is	Rs. 11,00,00,000/-
2	Cost incurred as on <u>28/07/2017</u> (based on the Estimated cost).	Rs. 92,00,000/-

3	Work done in Percentage (as Percentage of the estimated cost).	8.3 %
4	Balance Cost to be Incurred <u>10,80,00,000/-</u> (Based on Estimated Cost).	Rs. 10,08,00,000/-
5	Cost Incurred on Additional /Extra Items <u>0</u> as on <u>0</u> not included in the Estimated Cost (Annexure A).	Rs. 0
6		
7		
8		
9		
10		

Yours Faithfully,


SANKPAL SUNIL A.
B.E. (CIVIL), AMIE (INDIA)
F.I.T.V. (INDIA)

Signature of Engineer.
(Licence No.)

*** 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 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)