

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
'A' Wing, Slum Rehabilitation Authority Building, Prof. Anant Kanekar Road, Bandra (East),
Mumbai 400 051, dated 24th April 2017

**MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY (GENERAL)
REGULATIONS, 2017**

No. MahaRERA. 2017/Gen. Regulations/18.— In exercise of the powers conferred on it under sub-sections (1) and clause (i) of sub-section (2) of Section 85 of the Real Estate (Regulations and Development) Act, 2016 and of all other powers enabling it in that behalf, the Maharashtra Real Estate Regulatory Authority, with the approval of the State Government, hereby makes the following Regulations :—

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 : 30th June'17

To,

The CARNATION LANDMARKS LLP. (Name & Address of Promoter),
Add.: Survey No. 74, Hinjewadi - Marunj - Kasarsai Road,
Taluka - Mulshi, Pune - 411057

Subject : Certificate of Cost Incurred for Development of [Project Name] for Construction of "CITY AVENUE -
- WAKAD - BUILDING - "M & N" building(s)/ _____ Wing(s) of the
Phase (MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey No./
Final Plot No. 131/1, 131/2+3+4+6/1, 131/2+3+4+6/2, 131/2+3+4+6/3, 131/2+3+4+6/4,
131/2+3+4+6/5, 131/2+3+4+6/6, 131/5, 131/7/1, 132/1, 132/2, 132/3, 132/5, 132/6
demarcated by its boundaries

Boundaries East	Western Avenue
Boundaries West	12 Meter wide service road
Boundaries North	S. No. 130 part
Boundaries South	24 Meter wide DP road,

WAKAD PLOT	Latitude	Longitude
North - West Corner	18° 36' 11" N	73° 45' 15" E
North - East Corner	18° 36' 11" N	73° 45' 24" E
South - East Corner	18° 36' 05" N	73° 45' 26" E
South - West Corner	18° 36' 06" N	73° 45' 15" E

of Division _____ Village WAKAD Taluka MULSHI District - PUNE PIN - 411057
admeasuring 14400 sq.mts. area being developed by [Promoter]

Ref : MahaRERA Registration Number _____

Sir,

I/ We KOLTEPATIL DEVELOPER LTD have undertaken assignment of certifying Estimated Cost for
the Subject Real Estate Project proposed to be registered under MahaRERA, being 2 Building(s)
/ _____ Wing(s) of the 1st Phase situated on the plot bearing C.N. No./CTS No./Survey No., 131 / 132
131/1, 131/2+3+4+6/1, 131/2+3+4+6/2, 131/2+3+4+6/3, 131/2+3+4+6/4, 131/2+3+4+6/5, 131/2+3+4+6/6,
131/5, 131/7/1, 132/1, 132/2, 132/3, 132/5, 132/6
/ Final Plot No. _____ of Division _____ Village WAKAD Taluka MULSHI District PUNE
PIN - 411057 admeasuring 14400 sq.mts. area being developed by [Owner/Promoter]

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

- (i) M/s Shri/Smt - Ar. Sachin Sutar as L.S. / Architect ;
(ii) M/s Shri/Smt - J+W CONSULTANT LLP as Structural Consultant
(iii) M/s Shri/Smt - CEECP Consultant as MEP Consultant

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 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. 84,51,65,370 /- (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 PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 4,23,08,299 /- (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 PCMC (planning Authority) is estimated at Rs. 80,28,57,071 /- (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 /Wing bearing Number Building "M" or called "CARNATION COMMERCIAL"
(to be prepared separately for each Building /Wing of the Real Estate Project)

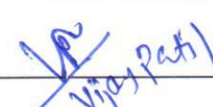
Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on <u>30th June'17</u> date of Registration is	Rs. <u>59,42,57,015 /-</u>
2	Cost incurred as on <u>30th June'17</u> (based on the Estimated cost)	Rs. <u>3,46,45,502 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>15.52%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>55,96,11,512 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

Building /Wing bearing Number Building - "N" or called "CARNATION RESIDENTIAL"
(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 as on <u>30th June'17</u> date of Registration is	Rs. <u>25,09,08,355 /-</u>
2	Cost incurred as on <u>30th June'17</u> (based on the Estimated cost)	Rs. <u>76,62,796 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>3.05%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>24,32,45,558 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

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 _____ date of Registration is _____	Rs. <u>84,51,65,370</u> /-
2	Cost incurred as on <u>27th June'17</u> (based on the Estimated cost).	Rs. <u>4,23,08,299</u> /-
3	Work done in Percentage (as Percentage of the estimated cost).	<u>5.01%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. <u>80,28,57,071</u> /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____


 Yours Faithfully
 Signature of Engineers
 (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 calculation is required.
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.
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)

Place :

Date :

Office Use

Signature

Granted inspection on _____ / Rejected Granted copies of documents on _____ / Rejected Secretary / Officer/ Nominee of the /

Secretary, MahaRERA.

GAUTAM CHATTERJEE,

Officer on Duty to Hon. Chief Minister and Maharashtra Real Estate Regulatory Authority.

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