JAYSUKH H. PATEL
(BE – CIVIL)

A-104, Elysium CHS Ltd.,Opp. Euro School,
Wakad, Pune – 411057.

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: 28.02.2018

To
The Member,
Avalon Associates,
S. No. 32/5-A & B, 32/6/1 & 2, 32/7 & 32/8,
Near Pawar Vasti BRT Stop, Tathawade, Pune - 411033,

Subject: Certificate of Cost Incurred for Development of AVALON AVENUE for Construction of Two building(s)/ A & B Wing(s) of the -- Phase (MahaRERA Registration Number)situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot No 32/5-A & B, 32/6/1 & 2, 32/7 & 32/8 demarcated by its boundaries (latitude and longitude of the end points) DP Road [45 mtrs] to the North 32 Paiki & 33 to the South 32/9 to the East 32/5, 11 to the West of Division Pune village Tathawade taluka Mulshi District Pune PIN 411033 admeasuring 3300 sq.mts. area being developed by [Promoter]
Ref: MahaRERA Registration Number [Awaited]

Sir,
I, **Jaysukh H. Patel** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Two** Building(s)/)/**A & B** Wing(s) of the -- Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot No **32/5-A & B, 32/6/1 & 2, 32/7 & 32/8** of Division **Pune** village **Tathawade** taluka **Mulshi** District **Pune** PIN **411033** admeasuring **3300** sq.mts. area being developed by [Owner/Promoter]

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

(i) Shri. **Sachin Sutar** as L.S. / Architect ;

(ii) Shri **Suhas Joshi** as Structural Consultant

(iii) M/s. **Skyline** as MEP Consultant

(iv) Smt . **Rajeshwari Jagtap** 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 **11,74,90,087/-** 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. **11,74,90,087/-** (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. **2,58,67,235/-** (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_ **11,74,90,087/-** (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 **A & B** or called **AVALON AVENUE**

(to be prepared separately for each Building /Wing of the Real Estate Project) Sr. No	**Particulars**	**Amounts**
1	Total Estimated cost of the building/wing as on **28.02.2018** date of Registration is	Rs. **11,03,25,287/-**
2	Cost incurred as on **28.02.2018** (based on the Estimated cost)	Rs. **2,58,67,235/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**23.446 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **8,44,58,052/-**
5	Cost Incurred on Additional /Extra Items as on **28.02.2018** not included in the Estimated Cost (Annexure A)	Rs. **NIL** /-

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 **28.02.2018** date of Registration is	Rs. **71,64,800** /-
2	Cost incurred as on **28.02.2018** (based on the Estimated cost)	Rs. **NIL** /-
3	Work done in Percentage (as Percentage of the estimated cost)	**NIL** %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **71,64,800** /-
5	Cost Incurred on Additional /Extra Items as on **28.02.2018** not included in the Estimated Cost (Annexure A)	Rs. **NIL** /-

Yours Faithfully

Signature of Engineer
JAYSUKH H. PATEL
(BE - Civil)

*** 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)

ESTIMATE FOR PROPOSED RESIDENTIAL COMPLEX ON S. NO. 32/5-A & B,32/6/1 & 2, 32/7, 32/8, NEAR PAWAR VASTI BRT STOP, TATHAWADE, PUNE – 411033

DATE : 22/01/2018

DCOUMENT NO : SVPC/PrMgC/10/ESTIMATE-01

Sr. No.	Description	Quantity	Unit	Material Rate	Labour Rate	Amount	Amount in Lacs
	Building -Wing A and Wing B						
1	**Excavation**						
1A	Soft Soil	1346.55	Cu.m.		130	175052	1.75
1B	Piling	1140.00	R.m.		1700	1938000	19.38
2	**RCC Work**						
2A	1st Slab	658	Sq.m.		2421	1593018	15.93
2B	2th Slab Onwards	7812.00	Sq.m.		1560.2	12188282	121.88
2C	Underground Water Tank	300000	Lit		4	1200000	12.00
2D	Pile Cap and Plinth Beam	520	Sq.m.		753.2	391664	3.92
2D	RMC M15	190.63	Cu.m.	3800		724380	7.24
2E	RMC M25	399.85	Cu.m.	4550		1819299	18.19
2F	RMC M30	4051.16	Cu.m.	4750		19243002	192.43
3	**Blockwork, Internal Base Coat Plaster, External Plaster**	8470.00	Sq.m.		807	6835290	68.35
3A	AAC Block	15078.58	Sq.m.	525		7912299	79.12
3B	Gypsum Plaster	23801.64	Sq.m.	215.2	86.08	7170959	71.71
4	**Flooring**						
4A	Tiling	10742.11	Sq.m.		193.68	2080532	20.81
4B	Vitrified Tile 600 x 600	4513.21	Sq.m.	484.2		2185297	21.85
4C	Anti Skid Ceramic Tile 300 x 300 in Toilets and Dry Balcony	842.42	Sq.m.	322.8		271934	2.72
4D	Anti Skid Vitrified Tiles 600 x 600 in Terrace	774.37	Sq.m.	538		416612	4.17
4E	Dado Tiles 300 x 600	3833.95	Sq.m.	538		2062666	20.63
4F	Cement Tile in Parking	580.75	Sq.m.	376.6		218710	2.19
4G	Cladding for Lift Lobby	197.40	Sq.m.	2152		424805	4.25
5	Staircase Tread and Riser	725.80	Sq.m.		269	195240	1.95
5A	Granite for Tread and Riser	725.80	Sq.m.	1291.2		937153	9.37
6	Kitchen Otta	228.00	R.m.		1640	373920	3.74
6A	Kadappa	225.00	Sq.m.	2152		484200	4.84
6B	Granite	225.00	Sq.m.	1291.2		290520	2.91
7	Windows	726.48	sq.m.	2152		1563385	15.63
7A	Sliding Doors	362.88	Sq.m.	2421		878532	8.79
7B	Ventilators	103.68	Sq.m.	1883		195229	1.95
7C	Doors						
7D	Doors Frames	268	No	2000		536000	5.36
7E	Main Door Shutters	201.60	Sq.m.	2690		542304	5.42
7F	Internal Door Shutters	325.08	Sq.m.	2152		699572	7.00
7G	Fire Doors	63.00	Sq.m.	5649		355887	3.56
7H	Granite Door and Window Frames	4856.40	R.m.		269	1306372	13.06
7I	Granite Door and Window Frames	1116.97	Sq.m.	2690		3004655	30.05
9	**Fabrication**						
8A	Staircase Railing	280.00	R.m.	4920		1377600	13.78
8B	Balcony Railing	479.52	R.m.	6560		3145651	31.46
8C	Safety Grill	1031.76	Sq.m.		236.72	244238	2.44

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DATE : 22/01/2018

DCOUMENT NO : SVPC/PrMgC/10/ESTIMATE-01

Sr. No.	Description	Quantity	Unit	Material Rate	Labour Rate	Amount	Amount in Lacs
8D	M.S. Grill	5159	Kg	42		216670	2.17
9	**Painting**						
9A	Internal Painting	23801.64	Sq.m.	161.4		3841585	38.42
9B	External Painting	13886.25	Sq.m.	161.4		2241241	22.41
10	**Waterproofing**						
10A	Chemical Waterproofing	564.43	Sq.m.	376.6	215.2	334029	3.34
10B	Brick Bat Coba	3432.83	Sq.m.	376.6	215.2	2031548	20.32
11	**Material**						
11A	Cement	8392.20	Bag	260		2181973	21.82
11B	Crushed Sand	1289.44	Cu.m.	1145		1476414	14.76
11C	River Sand	151.71	Cu.m.	2145		325412	3.25
11D	Aggregate	100	Cu.m.	965		96500	0.97
11E	Steel	630.93	MT	37000		23344577	233.45
12	**Lift**					6400000	64.00
13	**Electrification**	8470.00		225.96	150.64	3189802	31.90
14	**Fire Fighting**					3450000	34.50
15	**Plumbing**						
15A	Internal Plumbing	192	No	45000	15000	11520000	115.20
15B	External Plumbing	2814.00	sq.m.	538	215.2	2119505	21.20
A	**Total - Building Wing A and Wing B**					**147751518**	**1477.52**

ESTIMATE FOR PROPOSED RESIDENTIAL COMPLEX ON S. NO. 32/5-A & B,32/6/1 & 2, 32/7, 32/8, NEAR PAWAR VASTI BRT STOP, TATHAWADE, PUNE – 411033

DATE : 22/01/2018
DCOUMENT NO : SVPC/PrMgC/10/ESTIMATE-01

Sr. No.	Description	Quantity	Unit	Material Rate	Labour Rate	Amount	Amount in Lacs
	Site Development						
1	**Compound Wall**						
1A	Excavation	496.13	Cu.m.		130	64496	0.64
1B	PCC M-15	52.42	Cu.m.	3800		207672	2.08
1C	PCC	349.49	Sq.m.		161.4	222277	2.22
1D	UCR- 600 - 450 mm wide	446.51	Cu.m.	636	636	567964	5.68
1E	Fly Ash Brick work	1326.00	Sq.m.	400	161.4	744416	7.44
1F	Plaster	2652.00	Sq.m.	161.4	129.12	770459	7.70
1G	Paint	2652.00	Sq.m.	161.4		428033	4.28
2	**Road**						
2A	Excavation	815.30	Cu.m.		130	105989	1.06
2B	Soling	500.48	Cu.m.	636	636	636611	6.37
2C	PCC M-15	217.60	Cu.m.	3800		826880	8.27
2D	PCC	2176.00	Sq.m.		161.4	351206	3.51
2E	Tremix	1250.00	sq.m.		129.12	161400	1.61
2F	Tremix	125.00	Cu.m.	4550		568750	5.69
2G	Reinforcement	0.32	M.T.	37000	107.6	11893	0.12
3	**Storm Water Gutter**						
3A	Excavation	84.38	Cu.m.		130	10969	0.11
3C	PCC - M15	28.125	Cu.m.	3800		106875	1.07
3D	PCC	187.5	Sq.m.		161.4	30263	0.30
3E	Brickwork	75	Cu.m.	400	161.4	42105	0.42
3F	Plaster	150	Sq.m.	161.4	129.12	43578	0.44
3G	MS Grating	187.5	Sq.m.		236.72	44385	0.44
3H	MS Grating	1875	Kg	42		78750	0.79
4	Paver Tile In Open Parking	926	Sq.m.	430.4	193.68	577898	5.78
5	**Electrification**	2176	Sq.m.	107.6	150.64	561930	5.62
B	**Total - Site Development**					**7164799.55**	**71.65**
C	**Total of Building - Wing A and Wing B + Site Development**					**154916318**	**1549.16**
D	**Transport, Water and Electricity @2% of C**					**3098326.36**	**30.98**
E	**Contingencies @3% (C+D)**					**4740439.32**	**45.25**
F	**Overheads @ 3% (C)**					**4647489.53**	**46.47**
G	**Statutory Charges**					**8500000**	**85.00**
H	**Consultants Fees**					**3645488**	**36.45**
I	**Goods and Service Tax**						
J	**Total Project Cost (C+D+E+F+G+H+I)**					**179548061**	**1793.33**

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AVALON ASSOCIATES TATHAWADE - PROJECT - DETAILS

28.02.2018

Sr. No.	Purchases/Expenses	FY 2014-15	FY 2015-16	FY 2016-17	28.02.2018	TOTAL
1	Purchase of Steel				7173930.9	7173931
2	Purchase of Cement				572343	572343
3	Purchase of RMC				5265422.88	5265423
4	Purchase of R- Sand/Crushant / Metal				510100.00	510100
5	Purchase of Rabbit / Murum				276623.00	276623
6	Purchase of Water				3000.00	3000
7	Tube wel				130467.00	130467
8	Purchase of Electrical Material				149227.92	149228
9	Purchase of Hardware Material				36321.84	36322
10	Pur.of Plumbing Material & Fitting				80618.72	80619
11	Pur.of Fly Ash Bricks/ Blocks				66914.72	66915
12	Transportaion Charges				77957	77957
		0	0	0	14342926.98	14342927

13 LAND ACCOUNT

a	Purchase of Land	43600000	6800000			50400000
b	Land - JV - Vaisahali Sanjay Pawar	600000	558020			1158020
c	Registration/Franking Exp.	2648000	439260	207160		3294420
d	PCMC Fess & Charges		62393	2204	6438721	6503318
e	NA Tax - Tathawade - S. No. 32/5A & B				424469	424469
		46848000	7859673	209364	6863190	61780227

14 Labour charges

	Construction - RCC Work				5484813.95	5484814
	Construction - Bricks Work					0
	Construction - Water Proofing Work				22805	22805
	Construction - Electrical Work	7000				7000
	Construction - Plumbing Work				25000	25000
	Construction - Fabrication Work				13500	13500
	Excavation & filling / JCB Uses	230657	192877	87658	2692748.5	3203941
		237657	192877	87658	8238867.45	8757059.45

15 Consultancy / Professonal Charges

	Architech			111111	125000	236111
	RCC / Structral		50000		50000	100000
	Electrical Consultant					0
	Testing Of Mix Concrete Charges				118447.5	118448
	Legal Fess / Trade Mark - Consultantancy		50000		14355	64355
		0	100000	111111	307802.5	518913.5

16	Salary / Wages / Bonus - Sites	228350	544350	502175	817246	2092121
17	Public Notice Expenses	36000				36000
18	Printing & Stationery - Site		26157	6646	17962.84	50766
19	Electricity Bill - Exp. - Sites		6157	30000	6250	42407
20	Miscl. / Office Expenses - Sites				27041.52	27042
21	Site Office Charges					0
		264350	576664	538821	868500.36	2248335.36

	Grand Total -	47350007	8729214	946954	30621287.29	87647462.29

2,58,67,235/-