

SUNEEL KULKARNI

C/5,Shallimar Society, 477/B, Parvati ,Pune 411 009.

FORM-2 ENGINEER'S CERTIFICATE

Date: 05/10/2021

To
The Pegasus Properties Pvt. Ltd.
at Plot No. R-1/1A, R-1/1C, R-1/2, R-1/3 and R-1/4
at Rajiv Gandhi Infotech Park,
Phase-III, Hinjewadi,
Pune. 411057.

Subject: Certificate of Cost Incurred for Construction Work of Project, Megapolis Serenity – Wings A8, A9, A10, A11, A12, and B2, Conv. Shops B situated on Plot bearing No R-1/1A, R-1/1C, R-1/2, R-1/3 and R-1/4 demarcated by its boundaries (latitude and longitude of the end points) as below

1. 18° 34' 36" & 73° 40' 50" to the North.
2. 18° 34' 24" & 73° 41' 19" to the South.
3. 18° 34' 48" & 73° 41' 16" to the East.
4. 18° 34' 45" & 73° 40' 48" & 18° 34' 24" & 73° 40' 47" to the West of Rajiv Gandhi Infotech Park, Phase 3, village Man & Bhoir Wadi, taluka Mulshi, District Pune. PIN 411057, admeasuring 16608.61 Sq. mtrs proportionate land area being developed by M/s Pegasus Properties Pvt. Ltd.

Sir,
I, Suneel Kulkarni, have undertaken assignment of certifying Estimated Cost for Mega polis Serenity – Wing A8, A9, A10, A11, A12, B2 and Conv. Shops B of the - Phase of the Project, situated on the plot no. R-1/1A, R-1/1C, R-1/2, R-1/3 and R-1/4 of Rajiv Gandhi InfoTech Park, Phase 3, Man & Bhoir Wadi taluka Mulshi, District Pune. PIN 411057 admeasuring 16,608.61 Sq. mtrs (proportionate land area) being developed by M/s Pegasus properties Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) Shri Anil Madhusudan Kulkarni as Architect
 - (ii) M/s J.W. Consultants Pvt.Ltd. as Structural Consultant
 - (iii) M/s. Sampath Kumar Associates Pvt Ltd, as MEP Consultant
 - (iv) Shri. Sachin Lunawat as Site-In-Charge

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 Developer, 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. 125,16,54,232/- (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 MIDC, Pune being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs. 16,17,35,423/- (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 MIDC, Pune (planning Authority) is estimated at Rs. 108,99,18,809/- (Total of Table A, B and C).
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

For SERENITY: Building – A8, A9, A10, A11, A12, and B2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	<u>Rs. 101,20,12,910/-</u>
2	Cost incurred as on 30 th September 2021 (based on the Estimated cost)	<u>Rs 11,00,68,199/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	- <u>10.876%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 90,19,44,711/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

TABLE B

For SERENITY: Development Work

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	<u>Rs 21,33,78,612/-</u>
2	Cost incurred as on 30 th September 2021 (based on the Estimated cost)	<u>Rs 5,04,12,045/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>23.626 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 16,29,66,567/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

TABLE C

For SERENITY: – Conv.Shops B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	<u>Rs. 2,09,49,926/-</u>
2	Cost incurred as on 30 th September 2021 (based on the Estimated cost)	<u>Rs 0.00 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	- <u>0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 2,09,49,926/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

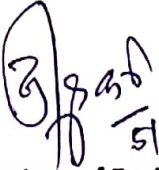
TABLE D

For SERENITY: – Conv.Shops B - Development

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	<u>Rs. 53,12,784/-</u>

2	Cost incurred as on 30 th September 2021 (based on the Estimated cost)	Rs 12,55,179/-
3	Work done in Percentage (as Percentage of the estimated cost)	23.626%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 40,57,605/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

Yours Faithfully,


 5/10/21
 Signature of Engineer