

**FORM-2**

**ENGINEER'S CERTIFICATE**

Date: 30/4/2017

To

The Director,  
Panchshil Infrastructure holdings Pvt. Ltd.  
Tech Park One, Tower E,  
Yerwada,  
Pune- 411 006

**Subject:** Certificate of Cost Incurred for Development of Buildings at T Villas, situated on the Plot no. 1, bearing gat no. 1277+1278+1279+1281+1293 (P), Village Wagholi, demarcated by its boundaries, (18°33'13.18"N, 73°57'41.89"E) to the North, (18°33'2.87"N, 73°57'41.00"E) to the South, (18°33'1.88"N, 73°57'45.12"E) to the East, and (18°33'5.13"N, 73°57'37.75"E) to the West, of village Wagholi, taluka Haveli, District Pune, PIN 412 207, admeasuring 11473.79 sq.mtr. being developed by M/s Panchshil Infrastructure Holdings Pvt. Ltd.

**Ref: MahaRERA Registration Number- NA**

Sir,

I, Santosh Bhegade, has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being, Building Panchshil Towers ,situated on the Plot no. 1, bearing gat no. 1277+1278+1279+1281+1293 (P), Village Wagholi,, taluka Haveli, District Pune, PIN 411028, admeasuring 11473.79 sq.mtr. area being developed by M/s Panchshil Infrastructure Holdings Pvt. Ltd.

1. Following technical professionals are appointed by Owner/Promoter:-
  - (i) M/s Voussoirs Architects - Architect
  - (ii) M/s Andromeda Consultants as Structural Consultant
  - (iii) M/s Engineering creations public health consultancy pvt. ltd.
  - (iv) M/s A2Z Online Services Pvt. Ltd. as Quantity Supervisor
2. We have estimated the cost of the completion to obtain Occupation Certificate of the Civil, MEP and Allied works, of the Building 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 appointed quantity Surveyor 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.43.44 Cr. (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 for the building from the Pune Metropolitan Regional Development Authority, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is Rs. 1.29 Cr. (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 Buildings of the subject project to obtain Occupation Certificate from PMRDA (Planning Authority) is estimated at Rs. 42.15 Cr.(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**

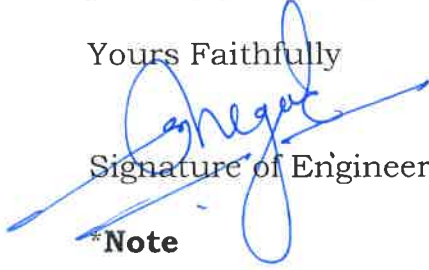
**T Villas, T-1, T-2, T-3, T-4**

| <b>Sr.No.</b> | <b>Tasks/Activity</b>                                                                                    | <b>work done</b> |
|---------------|----------------------------------------------------------------------------------------------------------|------------------|
| 1.            | Total Estimated cost of the building/wing as on 30/4/2017, date of Registration is                       | Rs.40.00 Cr.     |
| 2.            | Cost incurred as on 30/4/2017<br>(based on the Estimated cost)                                           | Rs.0 Cr.         |
| 3.            | Work done in Percentage<br>(as Percentage of the estimated cost)                                         | 0%               |
| 4.            | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                 | Rs.40.00 Cr.     |
| 5.            | Cost Incurred on Additional/Extra Items as on 30/4/2017, not included in the Estimated Cost (Annexure-A) | N.A.             |

**TABLE-B**

| <b>Sr.No.</b> | <b>Tasks/Activity</b>                                                                                                                                        | <b>work done</b> |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1.            | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/4/2017 date of Registration is | Rs. 3.44 Cr.     |
| 2.            | Cost incurred as on 30/4/2017 (based on the Estimated cost)                                                                                                  | Rs.1.29 Cr.      |
| 3.            | Work done in Percentage (as Percentage of the estimated cost)                                                                                                | 37.50%           |
| 4.            | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                                        | Rs. 2.15 Cr.     |
| 5.            | Cost Incurred on Additional/Extra Items as on 30/4/2017 not included in the Estimated Cost (Annexure-A)                                                      | N.A.             |

Yours Faithfully

  
Signature of Engineer

**\*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.