

P.V. Belsare

B.E.(Civil), M.I.E., F.I.V.

Chartered Engineer M128500/3
Approved Valuer F13443
Registered Valuer CAT - 1/709/2004-5
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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: 12/07/2017

To
DYNAMIC REALTY VENTURES
Through its proprietor
MR. RAJEEV SHIVNATH SONKAR
B 202, Waterfront Condominium,
Kalyani Nagar, Pune 411060

Subject: Certificate of Cost Incurred for Development of Project **Linea** for Construction of 4 Wings of the 2 Phase situated on the Plot bearing Survey No.65HissaNo.6A+6B/1B/2/1, Survey No.65 Hissa No.2AC/3AC/4B/1A/1, Survey No.65 Hissa No.2AC/3AC/4B/1B/2/9, Survey No.65 Hissa No.6A/6B/1B/2, Survey No.65Hissa No.2AC/3AC/4B/1A/4, Survey No.65Hissa No.2AC/3AC/4B/1A/2 and Survey No.65 Hissa No.2AC/3AC/4B/1A/5 demarcated by its boundaries (latitude-18°28'18.02"N and longitude-73°55'59.22"E of the end points) Road goes towards J.S.P.M College to the North, Property belongs to Dreams Group/Builder to the South, Remaining Area of S. No. 65 to the East, 24 Meter D.P.Road (Hadapsar – Handewadi Road) to the West of Division Pune village Hadapsar taluka Haveli District Pune PIN 411028 admeasuring 6900 sq.mts. area being developed by the Promoter of Dynamic Realty Venture through its proprietor Mr. Rajeev Shivnath Sonkar.

Ref: MahaRERA Registration Number- (Under Process)



Sir,

I **P. V. BELSARE** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 4 Wings of the 2 Phase situated on the plot bearing Survey no.65 Hissa No.6A+6B/1B/2/1, Survey No.65 Hissa No.2AC/3AC/4B/1A/1, Survey No.65 Hissa No.2AC/3AC/4B/1B/2/9, Survey No.65 Hissa No.6A/6B/1B/2, Survey No.65 Hissa No.2AC/3AC/4B/1A/4, Survey No.65 Hissa No.2AC/3AC/4B/1A/2 and Survey No.65 Hissa No.2AC/3AC/4B/1A/5 of Division Pune village Hadapsar taluka Haveli District Pune PIN 411028 admeasuring 6900 sq.mts. Area being developed by the Promoter of Dynamic Realty Venture through its proprietor Mr. Rajeev Shivnath Sonkar.

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

(i) Shri Vilas Tarawadia L.S. / Architect.

(ii) Shri Parag Chopada Structural Consultant.

(iii) Shri Narendra Chavan as MEP Consultant.

(iv) Shri Yogesh Mhaske 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 Shri Yogesh Mhaske 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.26,49,71,816.00** (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 Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



4. The Estimated Cost Incurred till date is calculated at **Rs.10,61,32,975.00** (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 Pune Municipal Corporation (planning Authority) is estimated at **Rs. 15,88,38,841 .00**(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

Wing bearing Number- A

Sr.No	Particular	Amount (Rs.)
1	Total Estimated cost of the building/Wing as on 30/06/2017 date of Certification is	Rs. 7,06,31,940 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 4,40,55,202 /-
3	Work done in Percentage (as Percentage of the estimated cost)	62.37 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,65,76,737 /-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Nil

Wing bearing Number- B

Sr.No	Particular	Amount (Rs.)
1	Total Estimated cost of the building/Wing as on 30/06/2017 date of Certification is	Rs. 5,08,22,834 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 2,72,71,389 /-



3	Work done in Percentage (as Percentage of the estimated cost)	53.66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,35,51,444 /-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Nil

Wing bearing Number- C

Sr.No	Particular	Amount (Rs.)
1	Total Estimated cost of the building/Wing as on 30/06/2017 date of Certification is	Rs. 6,27,46,578 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 1,29,61,319 /-
3	Work done in Percentage (as Percentage of the estimated cost)	20.66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,97,85,259 /-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Nil

Wing bearing Number- D

Sr.No	Particular	Amount (Rs.)
1	Total Estimated cost of the building/Wing as on 30/06/2017 date of Certification is	Rs. 4,81,51,304 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 1,86,45,064 /-
3	Work done in Percentage (as Percentage of the estimated cost)	34.10%

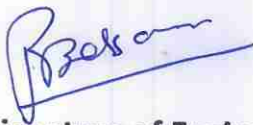


4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,95,06,240 /-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Nil

TABLE B

Sr.No	Particular	Amount (Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2017 date of Certification is	Rs.3,26,19,161 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 32,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	9.12%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,94,19,161 /-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully



Signature of Engineer



P. V. BELSARE
B.E.(CIVIL), M.I.E., F.I.V
Chartered Engineer
Membership No.M-128500/3

*** 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)

