

FORM-2

ENGINEER'S CERTIFICATE

Date: 28/Feb/2023

To,
The M/s. Saikrushna Developers,
Mamurdi Pune.,

Subject: Certificate of Cost Incurred for Development of Midori Towers, A and B Wing of the Project situated on the Plot bearing Survey No. 13/1A/1, demarcated by its boundaries (latitude and longitude of the end points E) M/s Shree Renuka Associates to The **South** Mr. Ramesh Babu Tapkir Land/Plot to the **East** and Sagar Agarwal & Anna Raichurkar Land/Plot to the **North** and 18Mtr . DP Road to the **West** of Pune Division, village Mamurdi, taluka Haveli, District Pune, PIN 412101. admeasuring 1800 Sq.mts. area being developed by M/s. Saikrushna Developers vide number under MahaRERAREf : MahaRERA Registration Number (P52100047310)

Sir,

I Mr. Vikas Bhimrao Patil have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Midori Towers Building A and B Wing situated on the plot bearing Survey No. 13/1A/1 of Division Pune Village Mamurdi, Taluka Haveli District Pune PIN 412101 admeasuring 1800 Sq.mts. area being developed by M/s. Saikrushna Developers

1. Following technical professionals are appointed by Owner / Promoter:—
- ((i) M/s. Vastushree Architects;
 - (ii) M/s. Sankalpsiddhi Consultant as Structural Consultant
 - (iii) M/s. Unicorn Consulting Engineers Ltd. as Mechanical, Electrical and Plumbing Consultant
 - (iv) Mr. Akshay Wadkar as Snr site engineer and Mr Hrishikesh and Mr Kambale as Jnr site engineer

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 me 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 (By Engineer under reference as Rs. 18,39,30,000/- (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 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. 1,94,72,414/- (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 Municipal Corporation is estimated at Rs. 16,44,57,586/- (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

(A and B Wing bearing Srv no.13/1A/1 Mamurdi Pune namely Midori Towers

Sr.No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the building A and B wing as on 28/02/2023 date of Registration is	18,39,30,000/-
2	Cost incurred as on 28/02/2023 (based on the Estimated cost)	1,94,72,414/-
3	Work done in Percentage (as Percentage of the estimated cost)	13.54%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16,44,57,586
5	Cost Incurred on Additional /Extra Items as on 28/02/2023 not included in the Estimated Cost (Annexure A)	NA

TABLE B

A and B Wing bearing Srv no.13/1A/1 Mamurdi Pune namely Midori Towers

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/02/2023 date of Registration is	50,00,000/-
2	Cost incurred as on 28/02/2023 (based on the Estimated cost).	0/-
3	Work done in Percentage (as Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	50,00,000/-
5	Cost Incurred on Additional /Extra Items as on 28/02/2023 not included in the Estimated Cost (Annexure A).	NIL



Yours Faithfully,
Signature of Engineer.
Vikas Bhimrao Patil

*** 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.