

OFFICE :

Plot No. 18, Girish Co-op Housing Society,
Near Shanu Patel School, Warje, Pune - 411058.
Email : prabhakar.j.bapat@gmail.com
Phone No.: 020 - 25234196 Mob.: 98222 60016

Prabhakar J. Bapat

B. E. (Civil), M.I.E., F.I.V.
Engineers & Contractors, Chartered Engineer
Govt. Approved Valuer
Reg. No. CAT/1/382/1995

ENGINEER'S CERTIFICATE

Date : 23/07/2019

TO,
Abhilasha Developers
759/7, Ramkrupa Appts.
Deccan Gym. Shivajinagar
Pune - 411 005

Subject : Certificate of Cost Incurred for Development of residential plot for Construction of Appt. Building " Gokul " (MahaRERA Registration Number P52100016317) situated on the Plot bearing CTS No 433 Part S.No.157 Gokul Co.Op.Hsg.Soc. Kothrud Pune . Demarked by its boundaries (Latitude & Longitude of the end points) to the North $73^{\circ}48'56.76''E$ & $18^{\circ}30'6.63''N$ to the South $73^{\circ}48'58.08''E$ & $18^{\circ}30'7.98''N$ to the East $73^{\circ}48'58.08''E$ & $18^{\circ}30'6.63''N$ to the West $18^{\circ}30'7.98''N$ of Village Kothrud Taluka Haveli District Pune Pin 411 038
Admeasuring 1000.18 Sq.mts. area being developed by **M/S. Abhilasha Developers**

Ref :MahaRERA Registration Number P52100016317

Sir,
I Prabhakar J Bapat have undertaken assignment of certifying Estimated Cost for the Residential Building Named " Gokul" registered under MahaRERA, being a residential building situated on the plot bearing CTS No.433 Part S No 157 Village Kothrud Taluka Haveli District Pune Pin 411 038
Admeasuring 1000.18 Sq.mts. area being developed by **M/S. Abhilasha Developers**

1. Following technical professionals are appointed by – Abilasha Developers

1. M/s SHINDE JOSHI & Associates as Architects ;
2. M/s G.A. Bhilare Consultants P.L. as Structural Consultants;
3. M/s Integrated Consultants as MEP Consultants;
4. Mr. Satish Kapare as Site Supervisor

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 Mr. Prabhakar J Bapat 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. 9,05,35,000.00** (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 PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated is Rs. 2,74,82,967.00...(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 PMC (planning Authority) is estimated at Rs. 6,30,52,033.00 (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
" Gokul "

Sr.No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building/wing as on 26/01/2019	Rs. 9,05,35,000.00
2.	Cost incurred as on 23/07/2019 (based on the Estimated cost)	Rs.2,74,82,967.00
3.	Work done in Percentage (as Percentage of the estimated cost)	30.35 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,30,52,033.00
5.	Cost Incurred on Additional /Extra Items as on ____NA____ not included in the Estimated Cost (Annexure A)	Rs. ____NA____

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr.No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on ____--____ date of Registration is	Rs. ____NA____
2.	Cost incurred as on ____--____	Rs. ____NA____

(based on the Estimated cost).

3. Work done in Percentage _____ NA _____ %
(as Percentage of the estimated cost).

4. Balance Cost to be Incurred _____ Rs. _____ NA _____
(Based on Estimated Cost).

5. Cost Incurred on Additional /Extra Items _____ Rs. _____ NA _____
as on _____ -- _____ not included in

the Estimated Cost (Annexure A).

Yours Faithfully,



*** 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)