

NAIKNAVARE PROFILE CONSTRUCTION PVT LTD

FORM-2

ENGINEER'S

CERTIFICATE

Date: 19/04/2019

To

Naiknavare Profile Constructions Pvt Ltd.
1204/4 Ghole Road Shivajinagar Pune .

Subject: Certificate of Cost Incurred for Development of Avon Vista for Construction of 'A1,B1 building(s) Wing(s) of the First Phase (Maha RERA Registration Number P52100000371) of the first phase situated on the Plot bearing S No Survey No 8,Hissa No 3 to 7 and 9 to 14 demarcated by its boundaries Balance Portion of Plot A to the North ,Plot C of layout to the South ,24 m R P road to the East,12 m Wide Service Road to the West. of division pune Village Mhalunge ,Taluka Mulshi ,Dist Pune AND

CLUB HOUSE building situated on the Plot bearing S No Survey No 8, Hissa No 3 to 7 and 9 to 14 demarcated by its boundaries Mula river to the North, Balance Portion of Plot A to the South, Proposed 24 m R P road to the East, 12 m Wide Service Road and Balance Portion Of Plot A to the West. of division pune Village Mhalunge ,Taluka Mulshi ,Dist Pune Admeasuring Area 11651.28 sqm being developed by Naiknavare Profile Constructions Developers Pvt Ltd. and Ref: MahaRERA Registration Number P52100000371

Sir,

I Amar Koli have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 'A1,B1' Building(s) Wing(of the first phase situated on the Plot bearing S No Survey No 8,Hissa No 3 to 7 and 9 to 14 demarcated by its boundaries Balance Portion of Plot A to the North ,Plot C of layout to the south ,Proposed 24 m R P road to the East,12 m Wide Service Road to the West. of division pune Village Mhalunge ,Taluka Mulshi ,Dist Pune and CLUB HOUSE building situated on the Plot bearing S No Survey No 8,Hissa No 3 to 7 and 9 to 14 demarcated by its boundaries Mula river to the North ,Balance Portion of Plot A to the South ,Proposed 24 m R P road to the East,12 m Wide Service Road and Balance Portion Of Plot A to the West. of division pune Village Mhalunge ,Taluka Mulshi ,Dist Pune.

Admeasuring Area 11651.28 sqm being developed by Naiknavare Profile

Constructions Pvt Ltd.

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

(i) Smt : Gauri Naiknavare as L.S. / Architect.

(ii) Shri : Ranjit Naiknavare as Structural Consultant.

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 Sachin deshpane 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 53.52 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 / completion certificate for the building(s) from the PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.30.43 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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from PMRDA (planning Authority) is estimated at Rs 23.09 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

Building /Wing bearing Number: - A1

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts	2
1	Total Estimated cost of the building/wing	19.93 Cr	

as on 19/04/2019 date of Registration is

2	Cost incurred as on 19/04/2019 (Based on the Estimated cost)	8.04Cr
3	Work done in Percentage (as Percentage of the estimated cost)	40.36%
4	Balance Cost to be Incurred (Based on Estimated Cost)	11.89 Cr
5	Cost Incurred on Additional /Extra Items as on 18/01/2019 not included in the Estimated Cost (Annexure A)	-----

Building /Wing bearing Number: -B1

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 19/04/2019 date of Registration is	24.10 Cr
2	Cost incurred as on 19/04/2019 (Based on the estimated cost)	14.04 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	58.26 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	10.06 Cr
5	Cost Incurred on Additional /Extra Items as on 19/04/2019 not included in the Estimated Cost (Annexure A)	-----

Building /Wing bearing Number: -CLUB HOUSE

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on 19/04/2019 date of Registration is	3.71 Cr
2	Cost incurred as on 19/04/2019 (Based on the estimated cost)	3.43Cr
3	Work done in Percentage	92.36 %

	(As Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.28 Cr
5	Cost Incurred on Additional /Extra Items as on 19/04/2019 not included in The Estimated Cost (Annexure A)	<u>1.06</u> ----

TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities And Facilities in the layout as on 19/04/2019 Date of Registration is	5.78 Cr
2	Cost incurred as on 19/04/2019 (Based on the estimated cost)	4.92 Cr
3	Work done in Percentage (As Percentage of the estimated cost)	85.19 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.86 Cr
5	Cost Incurred on Additional /Extra Items As on 19/04/2019 not included in The Estimated Cost (Annexure A)	—

Yours Faithfully

Amaria

Signature of Engineer

(Licence No:-NA)

*** 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. 4
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)

Estimated cost increases for Club House from 2.65 cr to 3.71 cr due to

- a. Increase in Amenities for Club House that are not taken in Pre Estimation Of Club House.
- b. Increase In area as per revise plan.