

GANESH MEHTA

B.E Civil – Estimation Engineer

Address : City Tower , office no – 311, Dhole Patil Road Pune – 411001

ENGINEER'S CERTIFICATE

Date : 19.07.2017

To

The Vedant Properties

Office No – 311, City Tower , Dhole Patil Road , Pune - 411001

Subject: Certificate of Cost Incurred for Development of ARV Royale No. of Building(s) 2 Wing(s) of the 1st Phase of the Project [Maha RERA Registration Number] situated on the Plot bearing Sr.No.63/2B/2A & 63/2B/2D demarcated by its boundaries (latitude and longitude of the end points) the North –Sr.No 64 & Road to the South – Sr.No 63(P) to the East Nala to the West – 24 mtr Wide Road of Division - village – Hadpsar,Taluka– Haveli, District – Pune PIN - 411028 admeasuring 1534.14 sq. mtr (B & C) area being developed by Vedant Properties.

Sir,

I **Ganesh Mehta** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Building(s) 2 Wing(s) of the 1st Phase of the Project [Maha RERA Registration Number] situated on the Plot bearing Sr.No.63/2B/2A & 63/2B/2D of Division - village – Hadpsar,Taluka– Haveli, District – Pune PIN - 411028 admeasuring 1534.14 sq. mtr (B & C) area being developed by Vedant Properties.

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

- (i) **Cubix Architect Associates** as L.S. / Architect;
- (ii) **Sunil Mutalik & Associates** as Structural Consultant
- (iii) **Mclin** as MEP Consultant
- (iv) **BICS** as Estimation 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 **BICS** 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 269532114** /- (Total of Table A and B). The estimated Total Cost of project is regarding the Civil, MEP and allied works required to be completed for 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 at **Rs. 113930296** /- (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. 155601818** /- (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 – B

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

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on 30.06.2017 date of Registration is	Rs. 96801416 /-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	Rs. 58080850/-
3	Work done in Percentage (as Percentage of the estimated cost)	60 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 38720566 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Building /Wing bearing Number – C

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

Sr. No	Particulars	Amounts
1	Amounts 1 Total Estimated cost of the building/wing as on 30.06.2017 date of Registration is	Rs.131029911/-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	Rs. 32757478/-
3	Work done in Percentage (as Percentage of the estimated cost)	25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 98272433/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

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 30.06.2017 date of Registration is	Rs.41700787 /-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	Rs. 23091968/-
3	Work done in Percentage (as Percentage of the estimated cost)	55.5 %
4	Balance cost to be incurred ____ (based on the Estimated cost)	Rs .18608819/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL



Yours Faithfully
Signature of Engineer
(License No. N.A. ...)

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time 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 must 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.