



PHANSHUL
PROPERTIES LLP

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📍 501, Bellmount Apartments, Baner Hills Road, Baner, Pune - 411045.

ENGINEER'S CERTIFICATE

Date: 10/12/2022

To
Phanshul Properties LLP,
501, Bellmount Apartments,
Baner Hills Road.
Baner.
Pune-411045

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of 1 building 1 Wing of the only Phase situated on the Plot bearing Final Plot 22/10A/16 And 22/10B/12. **Demarcated by its boundaries 7.50 meter road to the North adj plot to the South ADJ survey no 22 to the East ADJ survey no 22 to the West** of Balewadi village Haveli taluka Pune District 411045 admeasuring 496sq.mts. area being developed by Phanshul Properties LLP.

Sir,

We Phanshul Properties LLP have undertaken assignment as Architect, Certifying Percentage of Completion of Construction Work of 1 Building 1 Wing of the only Phase of the Project, situated on the plot bearing Final Plot no 22/10A/16 And 22/10B/12 of Balewadi village Haveli taluka Pune District 411045 admeasuring 496sq.mts. area being developed by Phanshul Properties LLP..

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

- a) Mr. MilindChaudhari as Architect
- b) M/s Delcons Consultants as Structural Consultant
- c) M/s Phanshul Properties LLP as MEP Consultant
- d) Shri MilindKhode Quantity 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
- a. Shri. MilindKhode 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.



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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs:57500000 (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. 57500000. 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 is estimated at Rs57500000.
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 :



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Building/Wing bearing Number 1 or called Phanshul Homes

TABLE A

Sr.	Particulars	Amounts
1	Total Estimated Cost of the building/wing as 10 st Dec 2022	36500000
2	Cost Incurred as on 10 st Dec 2022	12000000
3	Work Done in Percentage (percentage of estimated cost)	32.80%
4	Balance cost to be Incurred (based on estimated cost)	24500000
5	Cost Incurred on additional / Extra items as on 10 st Dec 2022	-

TABLE B

Sr.	Particulars	Amounts
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10 st Dec 2022	6450000
2	Cost Incurred as on 10 st Dec 2022	1400000
3	Work Done in Percentage (percentage of estimated cost)	22%
4	Balance cost to be Incurred (based on estimated cost)	5050000
5	Cost Incurred on additional / Extra items as on 10 st Dec 2022	-

Yours Faithfully

Signature of Engineer

LicenceNo : 015/CE3S/S2000/786045/960756