

FORM-2

ENGINEER'S CERTIFICATE

Date: 12 December 2020

To,

M/s CHAPHALKAR-KARANDIKAR Developers

Subject: Certificate of cost incurred for development of Project **ASHOKBAN** [RERA Registration Number APPLIED FOR] situated on the PLOT No 485A/5A, admeasuring about 1068.88 square meters, and along with structure thereon situated at Shivajinagar (Bhamburda) Pune PIN 411016.

REF: MAHARERA REGISTRATION NUMBER: APPLIED FOR

Sir,

I, Engineer Vikas Devadkar have undertaken the assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, situated on the plot bearing Survey No 485A/5A, admeasuring about 1068.88 square meters being developed by CHAPHALKAR KARANDIKAR DEVELOPERS.

1. Following technical professionals are appointed by the Promoter: —

- (i) Ar GAUTAM ATTARDE as Architect
- (ii) M/s G.A. Bhilare as Structural Consultants

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 Vikas Devadkar, Quantity Surveyor* appointed by Developer, 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 ₹ 9,56,08,000.00/- (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 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 ₹5,98,113.70/- (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 wings of the subject project to obtain Occupation Certificate from Pune Municipal Corporation (planning Authority) is estimated at ₹9,50,09,886.30/- (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 1 Building		
Sr.No.	Particulars	Amounts in Rupees
{1}	{2}	{3}
		RH2
1	Total estimated cost of the construction as on date of registration is	₹ 8,92,40,000/-
2	Cost incurred as on 30 October 2020. "Based on the Estimated Cost"	₹41,363.70/-
3	Work done in Percentage (as percentage of Estimated Cost)	0%
4	Balance cost to be incurred. (Based on Estimated Cost)	₹8,92,39,95,863.3/-
5	Cost incurred on Additional/Extra items as on _____ not included in the Estimated Cost. (Annexure A)	0

TABLE B 1 Building		
Sr.No.	Particulars	Amounts in Rupees
{1}	{2}	{3}
1	Total estimated cost of the internal and external development works including amenities and facilities in the layout as on 30 November 2020.	₹63,68,000/-
2	Cost incurred as on 30 November 2020. "Based on the Estimated Cost"	₹5,56,750/-
3	Work done in Percentage (as percentage of Estimated Cost)	0

4	Balance cost to be incurred. (Based on Estimated Cost)	₹58,11,250/-
5	Cost incurred on Additional/Extra items as on _____ not included in the Estimated Cost. (Annexure A)	0

Yours Faithfully,


12/12/2020

Signature of Engineer.
(Licence No REG/PMC/STE/2705/17)

*** 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.