

VINAY ABHYANKAR

Office No – 301 & 302, Fortune House, CTS No 117A, Prabhat Road, Erandwane Pune – 411005

Reg No – REG/PMC/STE/1729/21

FORM – 2

ENGINEER'S CERTIFICATE

Date – 5th July 2024

To

M/s Highspot Realtors LLP
501 - 502, Fortune House,
P. No. 117 A, Prabhat Road,
Pune-411004.

Subject: Certificate of Cost Incurred for Development of Project- Pristine KYRA
having MAHA RERA Registration Number **P52100055515** being
developed M/s Highspot Realtors LLP

Sir,

I, **Vinay Abhyankar** have undertaken assignment of certifying Estimated Cost for the
project - Pristine KYRA having MahaRERA Registration Number
P52100055515 developed by M/s Highspot Realtors LLP

1. We have estimated the cost of Civil, MEP and Allied works required for the completion of the apartments and proportionate completion of internal & external work of the project as per the specifications mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity for the entire work as calculated by **Vinay Abhyankar** Quantity Surveyor appointed by the Developer/Engineer, the assumption of the cost of material, Labour and other inputs made by Developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 149,40,56,179/-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate internal and external works as per specifications mentioned in agreement of sale and the purpose of obtaining Occupancy / completion certificate for the buildings/wings/layout/plotted Development from the **Pune Municipal Corporation (PMC)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 9,37,09,770/-** (Total

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of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials / services used and unit cost of these items.

4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of apartments and proportionate internal and external works as per specifications mentioned in agreement of sale of the project the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at **Rs. 140,03,46,409/-** (Total of Table A and B)
5. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal and external works as per the specifications mentioned in agreement of sale of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Building / Wing / Layout / plotted development bearing number --- or called ---

TABLE - A

Building / Wing bearing Number (D, E & M Towers + Shops Below B, C, D)

Sr.no	Particulars	Amount (in Rs.)
1	Total cost of building/wing / layout/plotted development as on date of registration is	121,32,99,845/-
2	Cost incurred as on date of certificate	9,37,09,770/-
3	Work done in percentage (as percentage of estimated cost)	7.72%
4	Balance cost to be incurred (based on estimated cost)	111,95,90,075/-
5	Cost incurred on additional / extra items not included in the estimated cost (Table -C)	

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TABLE – B

Internal and external development work in respect of the registered phase

Sr.no	Particulars	Amount (in Rs.)
1	Total Estimated cost of the internal and external development works including amenities and facilities in the layout as on date of registration is	28,07,56,334/-
2	Cost incurred as on date of certificate	NIL
3	Work done in percentage (as percentage of estimated cost)	NIL
4	Balance cost to be incurred (based on estimated cost)	28,07,56,334/-
5	Cost incurred on additional / extra items not included in the estimated cost (Table -C)	

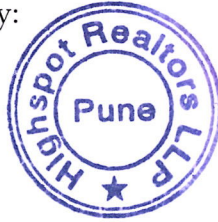
Yours Faithfully


VINAY ABHYANKAR

Agreed and accepted by:



Signature of Promoter



Name: Pritam Ishawarchand Goyal

Date – 5th July 2024