



FORM-2[see Regulation]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing project & for withdrawal of money from Designated Account- project wise)

Date:

To

The Blue Properties,
Shop No. 94, Main Bazar,
Pimpri, Pune 411017.

Subject : Certificate of cost Incurred for Development of "Aashirwad" project situated on the bearing Survey no. 29/1/7/7, 29/1/7/8 demarcated by its boundaries (latitude and longitude of the end points) to the north - 12 m. road, to the south Mayur Residency, to the east- Arena 29 project, to the west- Project by Omsai Developers of Division Pune, village Rahatani, Taluka Haveli District Pune PIN 411017. Admeasuring 1152.77 sq.mts. area being developed by Blue Properties

Ref: RERA Registration Number _____

Sir,

I Mr. Rupesh Kisan Mahamuni have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA, being A Building situated on the bearing Survey No. 29/1/7/7, 29/1/7/8 of Division Pune village Rahatani taluka Haveli District Pune PIN 411017 admeasuring 1152.77 sq.mts.area being developed by Blue Prperties.

1.Following technical professionals are appointed by promoter:-

- (i) Mr. Mehul Shah as L.S./Architect;
- (ii) Mr. Parag Chopada as structural consultant
- (iii) Mr. Umesh Kondhare as MEP Consultant
- (iv) Mr. Rajesh Jujare as Quantity Surveyor

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 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 & consultants and

the schedule of items and quantity for the entire work as calculated by **Mr. Rajesh Jujare** 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.5,96,61,467 /-** 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 purpose of obtaining occupation certificate/completion certificate for the building from the **(PCMC)** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date(**10.07.17**) is calculated at **Rs.2,23,43,737 /.** 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 of the subject project to obtain occupation certificate/completion certificate from estimated at **Rs.3,73,17,730.**

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 & B below

Total Project as on date completed **37.5 %**

Yours Faithfully

Signature of Engineer



Mr. Rupesh Kisan Mahamuni

(License No.....)

For Srujan Construction Management Solutions



Proprietor

Rajesh V. Jujare (MRICS)

REGD NO. - 5621960

TABLE A

Project: Ashirwad

Location: RAHATANI, PUNE.

(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 date of Registration is	Rs.49,340,502
2	Cost incurred as on 10.07.17 (based on the Estimated cost)	Rs.21,688,996
3	Work done in Percentage (as Percentage of the estimated cost)	43.96%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.27,651,506
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

TABLE B

Project: Ashirwad

Location: RAHATANI, PUNE.

(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 date of Registration.	Rs.10,320,965
2	Cost incurred as on (based on the Estimated cost)	Rs.654,741
3	Work done in Percentage (as Percentage of the estimated cost)	6.34%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.9,666,224
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

Yours Faithfully


 Signature of Engineer
 (Licence No.....)

For Srujan Construction Management Solutions


 Proprietor
 Rajesh V. Sujare (CMRICS)
 Regd. # - 5621960

Cost Estimate - Summary Sheet

Project Location	ASHIRWAD RAHATANI, PUNE				Revision :	R1	Date :	23.06.17
Sr. No.	COST HEAD		Wing	External Development	TOTAL COST / AREA	% Cost	COST PER Sq Ft (Slab)	Cost/ Sq Ft (Saleable)
	Slab Area ==>>>	36210.77			36210.77			
	Saleable Area ==>>>	27158.08			27158.08			
	TOTAL COST ==>>>	49,340,502	17,249,299		66,589,802	100.00%	1,839	2,452
1.0	Building cost							
1.1	Substructural Plinth		48,373,041		48,373,041	4.47%	1,336	1,781
1.1.1	Excavation		658,553		658,553	1.05%	19.34	25.85
1.1.2	Disposal & Backfilling		378,241		378,241	0.57%	10.45	13.93
1.1.3	Murrum filling brought from outside		155,167		155,167	0.23%	4.29	5.71
1.1.4	Soling							
1.1.5	Waterproofing (Lift)		163,175		163,175	0.25%	4.51	6.01
1.2	Shell Works							
1.2.1	RCC		23,520,233		23,520,233	35.32%	849.54	858.05
1.2.2	Fly Ash Masonry, Back Coat & External Plaster		15,782,242		15,782,242	23.70%	435.84	581.13
1.2.3	Waterproofing		6,662,596		6,662,596	10.01%	183.99	245.33
1.3	Finishing Works							
1.3.1	Flooring & Dado		1,075,395		1,075,395	1.61%	29.70	39.60
1.3.2	Internal Plaster-Ceiling		13,307,101		13,307,101	19.98%	387.49	489.99
1.3.3	Internal Plaster-Gypsum		5,426,219		5,426,219	8.15%	149.85	199.80
1.3.4	Door & Windows (Alu. Window)		269,408		269,408	0.40%	7.44	9.92
1.3.5	Internal & External Painting		939,152		939,152	1.41%	25.94	34.58
1.3.6	Misc. Items		2,631,189		2,631,189	3.95%	72.66	96.88
1.4	Services							
1.4.1	Internal Plumbing Works		2,834,189		2,834,189	4.26%	78.27	104.36
1.4.2	Internal Electrical Works		1,205,943		1,205,943	1.81%	33.33	44.44
1.4.3	Lifts		10,849,124		10,849,124	16.23%	289.61	399.48
1.4.4	Solar Water		3,484,316		3,484,316	5.20%	95.67	127.56
1.4.5	Pumps/ Hydro pneumatic system		3,194,647		3,194,647	4.80%	88.22	117.63
1.4.6	Building Signage & Letter Box		2,925,000		2,925,000	4.39%	80.78	107.70
1.4.7	Fire Fighting		435,000		435,000	0.65%	12.01	16.02
2.0	Development Cost							
2.0.1	Under Ground Water Tank		200,000		200,000	0.30%	5.52	7.36
2.0.2	STP		87,000		87,000	0.15%	2.76	3.68
2.0.3	WTP		543,162		543,162	0.82%	15.00	20.00
2.0.4	External Water Supply System							
2.0.5	External Drainage System		1,086,323		1,086,323	1.63%	30.00	40.00
2.0.6	Substation							
2.0.7	External Electrification							
2.0.8	Street Lights							
2.0.9	Rainwater Harvesting							
2.10	Storm Water Drainage							
2.11	Roads-Tremix Flooring							
2.12	Podium							
2.13	Retaining Wall							
2.14	Open Parking (Paving Block Flooring)							
2.15	Service Areas							
2.16	Landscape & Irrigation System							
2.17	Compound Wall							
2.18	Entrance Gate, Structure & Security Cabin							
2.19	Signage (Only External)							
2.20	Common Fabrication							
2.21	Garbage Chute							
2.22	Duct Opening in Passages cover by Al.							
2.23	Windows							
2.24	Garbage Materials Shifting							
2.25	Department Labours							
2.26	Machinery Hiring (Core Cutting & Rebaring and Material Shifting)							
2.26	Acid Wash Cleaning							
3.0	Amenities							
3.0.1	All Amenities (Provision)							
3.0.2	Children Play Area/ Equipments							
3.0.3	Gym Equipment & Rubber Flooring & Elect Points							
3.0.4	Kitchen Trolley							
3.0.5	DTH + CCTV + Intercom							
3.0.6	VDP							
3.0.7	Gas Bank							
3.0.8	Electrical Back Up -Inventor							
3.0.9	Solar Water							
3.1.0	POP False Ceiling with Spot Lights							
3.1.1	Polycarbonate Sheet for Salegare Flat							
4.0	Non - Construction							
4.0.1	Consultancy Charges							
4.0.2	Liasoning/ Sanctioning							
4.0.3	Site Enabling Works							
4.0.4	Site Running Expense							
4.0.5	Staff Salary							
4.0.6	Insurance & Premiums							
4.0.7	Water & Electricity Costs							
4.0.8	Marketing & Sales							
4.0.9	Security for Site							
4.1.0	Rent for Labour Camp							
4.1.1	PF Contribution							
4.1.2	Transport costs							
4.1.3	Miscellaneous & Contingencies							
	TOTAL for Contingencies		48,373,041	16,911,078	65,284,119	98.04%	1803	2404
5.0	Provision							
5.0.1	Escalation							
5.0.2								
	BASE COST OF PROJECT							
	Cost per sq ft in INR on Slab Area		49,340,502	17,249,299	66,589,802	100.00%	1,839	2,452
	Cost per sq ft in INR (Saleable)		1,363	476.4	1,839			
			1,817	635.1	2,452			

Cost Estimate - Summary Sheet					
ASHIRWAD					
Locatid	RAHATANI,PIMPRI CHINCWAD	Revision - R1	Date :	Slab Area	Saleable Area
				36210.77	27158.08
Sr No	Item	Amount	Cost / Slab Area	Cost / Saleable Area	
Building					
1	Substructure-Plinth	696,583	19.24	25.65	
2	RCC	15,782,242	435.84	581.13	
3	Fly Ash Masonry, Back Coat & External Plaster	6,882,596	183.99	245.33	
4	Waterproofing (Lift)	1,075,395	29.70	39.60	
5	Flooring & Dado	5,426,219	149.85	199.80	
6	Internal Plaster-Ceiling	269,408	7.44	9.92	
7	Internal Plaster-Gypsum	939,152	25.94	34.58	
8	Door & Windows (Alu. Window)	2,631,189	72.68	96.88	
9	Internal & External Painting	2,834,189	78.27	104.36	
10	Misc. Items	1,206,943	33.33	44.44	
11	Internal Plumbing Works	3,464,316	95.67	127.56	
12	Internal Electrical Works	3,194,647	88.22	117.63	
13	Lifts	2,925,000	80.78	107.70	
14	Solar Water	435,000	12.01	16.02	
15	Pumps/ Hydro pneumatic system	200,000	5.52	7.36	
16	Building Signage & Letter Box	87,000	2.40	3.20	
17	Fire Fighting	543,162	15.00	20.00	
	Escalation - 2.0 %	48,373,041	1,336	1,781	
		967,461	26.72	35.62	
		49,340,502	1,363	1,817	
Development Cost					
1	Under Ground Water Tank	654,741	0.00	0.00	
2	External Water Supply System	181,054	18.08	24.11	
3	External Drainage System	253,475	5.00	6.67	
4	Substation	900,000	7.00	9.33	
5	External Electrification	300,000	24.85	33.14	
6	Street Lights	225,000	8.28	11.05	
7	Rainwater Harvesting	100,000	6.21	8.28	
8	Storm Water Drainage	50,000	2.76	3.68	
9	Roads-Tremix Flooring	1,086,323	1.38	1.84	
10	Open Parking (Paveing Block Flooring)	150,000	30.00	40.00	
11	Landscape & Irrigation System	150,000	4.14	5.52	
12	Compound Wall	440,000	12.15	16.20	
13	Entrance Gate, Structure & Security Cabin	750,000	20.71	27.62	
14	Common Fabrication	200,000	5.52	7.36	
15	Garbage Chute	250,000	6.90	9.21	
16	Duct Opening in Passages cover by Al. Windows	100,000	2.76	3.68	
17	Garbage Materials Shifting	300,000	8.28	11.05	
18	Department Labours	300,000	8.28	11.05	
19	Machinery Hiring, Core Cutting & Rebaring and Material Shifting	400,000	11.05	14.73	
20	Acid Wash Cleaning	150,000	4.14	5.52	
Amenities					
1	Gym Equipment & Rubber Flooring & Elect Points	500,000	13.81	18.41	
2	Kitchen Trolley	1,015,000	28.03	37.37	
3	DTH + CCTV + Intercom	200,000	5.52	7.36	
4	VDP	435,000	12.01	16.02	
5	Gas Bank	203,000	5.61	7.47	
6	Electrical Back Up -Inverter	290,000	8.01	10.68	
7	Solar Water	0	0.00	0.00	
8	POP False Ceiling with Spot Lights	435,000	12.01	16.02	
9	Polycarbonate Sheet for Salagare Flat	100,000	2.76	3.68	
		10,118,593	279	373	
	Escalation - 2.0 %	202,372	5.59	7.45	
		10,320,955	285	380	
Non - Construction					
1	Consultancy Charges	1,267,377	0.00	0.00	
2	Site Enabling Works	362,108	35.00	46.67	
3	Site Running Expenses	210,000	10.00	13.33	
4	Staff Salary	1,575,000	5.80	7.73	
5	Insurance & Premiums	180,000	43.50	57.99	
6	Water & Electricity Costs	1,050,000	4.97	6.63	
7	Security for Site	378,000	29.00	38.66	
8	Rent for Labour Camp	270,000	10.44	13.92	
9	PF Contribution	1,500,000	7.46	9.94	
		6,792,485	41.42	55.23	
	Escalation - 2.0 %	135,850	188	250	
		6,928,334	3.75	5.00	
		6,928,334	191	255	
		65,284,119.21	1,803	2,404	
	Escalation - 2.0 %	1,305,682.38	36	48	
		66,589,801.59	1,839	2,452	