

PRITAM R. MANDLECHA

B.E. (CIVIL)

5, Shreeban, 1141, Shivajinagar, F. C. Road,
Opp. Police Ground, Pune - 411 016.
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FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date :12/10/2018

To
The Urban Realty,
5, Shreeban, 1141, Shivajinagar, F. C. Road, Opp. Police Ground, Pune - 411016,

Subject: Certificate of Cost Incurred for Development of URBAN SOLITAIRE for Construction of 1 building(s)/ - Wing(s) of the - Phase (MahaRERA Registration Number)situated on the Plot bearing CTS No. 710A/46, Final Plot No. 377+375, Sub Plot No. 13 demarcated by its boundaries (18°30'14.58" N, 73°52'25.21" E) adjoining sub Plot No. 14 to the North, adjoining sub Plot No. 12 to the South, Cantonment boundary to the East, adjoining Road to the West of Village Bhawani Peth, Taluka Haveli, District Pune, PIN 411002 admeasuring 612.78 sq.mts. area being developed by Urban Realty.

Sir,

I, Pritam Rajendra Mandlecha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building(s)/ - Wing(s) of the - Phase situated on the plot bearing CTS No. 710A/46, Final Plot No. 377+375, Sub Plot No. 13, Village Bhawani Peth, Taluka Haveli, District Pune, PIN 411002 admeasuring 612.78 sq.mts. area being developed by Urban Realty.

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

- (i) Shri Rohit Dasnurkar as Architect ;
- (ii) M/s Spectrum Consultants through Shri Parag Chopda as Structural Consultant.
- (iii) M/s Avinash Electricals and Contractor as Electrical Consultant.
- (iv) Shri Pritam Mandlecha 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(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 Pritam Mandlecha 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 2,75,00,000/- (Two Crore and Seventy Five Lacs Only) (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 PMC (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. NIL (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 (PUNE MUNICIPAL CORPORATION) is estimated at Rs. 2,75,00,000/- (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 called URBAN SOLITAIRE

(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 22/10/18 date of Registration is	Rs. 2,60,00,000/-
2	Cost incurred as on 22/10/18 (based on the Estimated cost)	Rs. 5,83,284/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,54,16,716/-
5	Cost Incurred on Additional /Extra Items as on 22/10/2018 not included in the Estimated Cost (Annexure A)	Rs. 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 22/10/18 date of Registration is	Rs. 15,00,000/-
2	Cost incurred as on 22/10/18 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15,00,000/-
5	Cost Incurred on Additional /Extra Items as on 22/10/18 not included in the Estimated Cost (Annexure A)	Rs. NIL



Yours Faithfully,



Signature of Engineer

(Licence No. : REG/PMC/STE/1244/16)

*** 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.



PUNE MUNICIPAL CORPORATION

*Certificate No.

REG/PMC/STE/1244/16

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Details

Temporary Certificate No. : REG/PMC/TEMP/1251/16

Permanent Certificate No. : REG/PMC/STE/1244/16

Type : Site Engineer

Registration Status : **Registration Done**

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