

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 31/07/2017

To
M/S. KHIVANSARA ASSOCIATES,
C-9, Archana Nagar, Erandawane, Pune-411038

Subject:- Certificate of Cost Incurred for Development of SHUBHAM ENCLAVE for Construction of Flat development work.

Situated on the Plot No 10, S No 24/1B/3, Mauje Kondhawa Budruk, Tah Haveli, Dist Pune. Demarcated by its boundaries (latitude and longitude of the end points) 18.4590919 to the North to the South and the East to the West 73.8929282 of Division _____ Village : Kondhawa Budruk, Taluka : Haveli, District : Pune, PIN : 411048. Admeasuring 950 sq.mts. area being developed by M/S. KHIVANSARA ASSOCIATES, [Promoter]

Ref: MahaRERA Registration Number _____

Sir,

I Mr. Upendra Arvind Gayal, Add: - Gruhalaxmi Apartment S No. 15/5/3, Near Jijai Garden, Warje, Pune 411052, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Plot No 10, S No 24/1B/3, Mauje Kondhawa Budruk, Tah HAVELI, Dist Pune being developed by M/S. KHIVANSARA ASSOCIATES, Promoter]

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

- | | | |
|-----------------|-----------------------------------|--------------------------|
| (i) M/s/Shri. | Sachin Subodh Sule | as L.S. / Architect; |
| (ii) M/s /Shri | Spectrum Consultants | as Structural Consultant |
| (iii) M/s /Shri | Rahul Dharmadhikari (RD Services) | as MEP Consultant |
| (iv) Shri | Ravindra Madhukar Shinde | 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 Ravindra Madhukar Shinde 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) /Plotting Project of the aforesaid project under reference as Rs. 2,60,20,985/- (Rs. Two Crores Sixty Lakhs Twenty Thousands Nine Hundred Eighty Five 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 Town Planning Satara /Architects being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,29,00,400/- (Rs. One Crore Twenty Nine Lakhs Four Hundred Only)

(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 Pune Mahanagar Palika Officer Pune is estimated at Rs 1,31,20,585/- (Rs. One Crore Thirty One Lakhs Twenty Thousands Five Hundred Eighty Five Only)

(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 bearing Numbers of 24 Flats or called Shubham Enclave Building
(To be prepared separately for each Building Wing of the Real Estate Project) _

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building as on 31/07/2017 date of Registration is	Rs. 2,50,18,985/-
2	Cost incurred as on 31/07/2017 (based on the Estimated cost)	Rs 1,28,50,400/-
3	Work done in Percentage (as Percentage of the estimated cost)	51.36 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,21,68,585/-
5	Cost Incurred on Additional /Extra Items as on 31/07/2017 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 as on 31/07/2017 date of Registration is	Rs. 10,02,000/-
2	Cost incurred as 31/07/2017 (based on the Estimated cost)	Rs. 50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	5 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,52,000/-
5	Cost Incurred on Additional /Extra Items as on 31/07/2017 not included in the Estimated Cost (Annexure A)	Nil-

Yours Faithfully



Signature of Engineer

Er. Mr. Upendra Arvind Gayal (Licence No REG/PMC/STE/1018/15)

Add: - Gruhalaxmi Apartment S No. 15/5/3, Near Jijai Garden, Warje, Pune 411052.

Ph:9011053709

*** 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.

Annexure A

List of Extra / Additional Items executed with Cost

(Which was not part of the original Estimate of Total Cost) Nil

A handwritten signature in black ink, appearing to be 'G. S. S.', is written over the text 'Nil'.