

FORM-2
ENGINEER'S CERTIFICATE

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

Date: 20/07/2017

To
The M/S. Royal Unicorn Promoters & Builders,
Twin Tower,S.No.120(P),118(P),
Bhumkar Chowk Wakad,Pune-411057.

Subject: Certificate of Cost Incurred for Development of Twin Tower (Royal Unicorn) for Construction Work of 1 No.building (MahaRERA Registration Number)situated on the Plot bearing Survey No.118/3,118/4,120/6C,120/6D demarcated by its boundaries Survey No.118(P),to the North Survey No.118(P),120(P) to the south Survey No.118(P),120(P) to East 24m Wide Road to West of Division Wakad Village Wakad,Tal-Haveli,Dist-Pune-411057 admeasuring 3750.00 sq.mts area being Developed by M/s Royal Unicorn

Ref: MahaRERA Registration Number _____

Sir,

I Mr.Ashish Methar_ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building situated on the plot bearing C.N. No/CTSNo./Survey no.118/3,118/4,120/6C,120/6D of Division _Pune_ village _Wakad_ taluka __Haveli, District _Pune_ PIN _411057_admeasuring 3750_sq.mts. area being developed by M/S.Royal Unicorn Promoters & Builders.

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

- (i) Ms. Mahendra Thakur & Associates as Architect ;
- (ii) Ms. R.K.Randhave Structural Consultant
- (iii) M/s Integrated Consultant Pvt.Ltd . as MEP Consultant
- (iv) M/s_Ashish Methar_as Office Engineer

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 _Ashish Methar_as Office Engineer 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 Rs_17,30,57,000/- (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 _Engineer's Office_ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 8,37,00,000/- (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(A) of the subject project to obtain Occupation Certificate / Completion Certificate from _PCMC_ (planning Authority) is estimated at Rs 8,93,57,000/- (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 /Wing bearing Number_ or called _A Wing_
(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 A as on 20/07/17_ date of Registration is	Rs. 15,65,42,000 /-
2	Cost incurred as on 20/07/17 (based on the Estimated cost)	Rs. 8,37,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	53.46 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,28,42,000/-
5	Cost Incurred on Additional /Extra Items as on 20/07/17_not included in the Estimated Cost (Annexure A)	Rs. _----- /-

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 20/07/17 date of Registration is	Rs. _1,65,15,000_ /-
2	Cost incurred as on 20/07/17_ (based on the Estimated cost)	Rs. ----- /-
3	Work done in Percentage (as Percentage of the estimated cost)	_0_ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,65,15,000/-
5	Cost Incurred on Additional /Extra Items as on 20/07/17_not included in the Estimated Cost (Annexure A)	Rs. _-----_ /-



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

*** 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 were not part of the original Estimate of Total Cost)