



P. R. Talkute Associates

CONSULTING ENGINEER

• Plans • Layouts • Estimates • Supervision Contracts • Plan`s by Vastushastra

- Reg.Office/Resi. : "Samarth Shrddha", Gat No.176/12 Plot No.1, Tandulwadi, Baramati.
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Outward No. :

Date :

FORM-2

**[see Regulation 3]
ENGINEER'S CERTIFICATE**

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

To

Takawale-Satav Associates,
Gat No. 159/2, Plot no. 78, Gala no. 1,
Shrddha Housing Society, MIDC, Near
Mahila Hospital, Baramati, dist- Pune

Subject: Certificate of Cost Incurred for Development of "SHRIRAM APARTMENT" for Construction of building situated on the Gut no. 134/3/1/1/1/1/2, Plot no. 1,2,3 Jalochi, Baramati, demarcated by its boundaries (latitude and longitude of the end points) property of North gat no. 134 part to the South 9.00 m. road to the East 12.00 m. road to the West of plot no. 4 in layout admeasuring – 690.24 sq.mts. area being developed by Takawale-Satav Associates.

Ref: MahaRERA Registration Number.

Sir,

I/ We P. R. Talkute Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being single Building situated on the plot bearing Gut no. 134/3/1/1/1/1/2, Plot n0. 1,2,3 of village- Jalochi, Taluka- Baramati, District- Pune, PIN 412204 admeasuring- 690.24 mts. area being developed by Takawale Satav Associates.

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

- M/s/Shri/Smt P. R.Talkute ASSOCIATES as L.S. / Architect ;
- M/s / Sheetal Jagtap Pune as Structural Consultant
- M/s /Shri / Smt _____ as MEP Consultant
- M/s /Shri P. R. Talkute ASSOCIATES 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 P. R.Talkute ASSOCIATES 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. 02,70,00,000.00 /- (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 08,10,727.00/- (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 (planning Authority) is estimated at Rs. 02,61,89,273.00 /- (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

SHRIRAM APPARTMENT

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts (Rs)
1	Total Estimated cost of the building / wing as on 28/09/2022 date of Registration is	02,40,00,000.00
2	Cost incurred as on 28/09/2022 (based on the Estimated cost)	08,10,727.00
3	Work done in Percentage (as Percentage of the estimated cost)	3%
4	Balance Cost to be incurred (based on Estimated Cost)	02,31,89,273
5	Cost incurred on additional / extra items as on 28/09/2022 not included in the Estimated Cost (Annexure A)	

TABLE B
SHRIRAM APPARTMENT

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts (Rs)
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on 28/09/2022 date of Registration is	30,00,000
2	Cost incurred as on 28/09/2022 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (based on Estimated Cost)	30,00,000
5	Cost incurred on additional / extra items as on 28/09/2022 not included in the Estimated Cost (Annexure A)	

Yours Faithfully

Pramod
Ramakant
Talkute

Digitally signed by Pramod
Ramakant Talkute
Date: 2022.10.15 13:37:19
+05'30'

(P. R. TALKUTE)
License No. C-3/599/2018

Agreed & Accepted by:

Signature of Promoter 
For Takawale-Satav Associates
Name: Avinash Satav
Date: 15/10/2022
Place: Baramati.

