



FORM 2

ENGINEER'S CERTIFICATE

Date : 21.07.2017

To,

Srujan Construction

3, Gayatri Sadan, 2060, Sadashiv Peth,

Vijayanagar Colony, Pune – 411030.

Subject : Certificate of Percentage of Completion of Construction Work of Residential / Commercial of the 'Leela Apartment' Project situated on the Plot bearing C.T.S. No. 2061 demarcated by its boundaries latitude -18o30'45 and longitude-73o51'1 of the end points 18o30'45.49 to the North, _____ to the South, 73o51'1.96" to the East _____ to the West of Division Pune, Village – Pune, Taluka- Haveli, District -Pune, PIN 411030. admeasuring 564.72 Sq.Mtrs. area being developed by Srujan Construction.

Sir,

We Sandip Rangdal And Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being being Leela Apartment situated on the plot bearing C.T.S. No.2061 of Division Pune, Village –Pune, Taluka-Haveli, District -Pune, PIN 411030. admeasuring 564.72 Sq.Mtrs. area being developed by Srujan Construction

Following technical professionals are appointed by Owner / Promoter :-

- (i) Mr. Prakash Chandak as Architect
- (ii) M/s Delcons Consultant India Pvt. Ltd. as Structural Consultant
- (iii) Mr. Jyotiba Randewadi as Site Incharge

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Buildings 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 Sandip Rangdal quantity Surveyor appointed by 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 buildings of the aforesaid project under reference as Rs 2,50,00,000/- (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 buildings from the 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 1,27,54,944/- (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 Municipal Corporation is estimated at Rs. 1,22,45,056/- (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 Leela Apartment

Sr. No.	Perticular	Amounts
1.	Total Estimated cost of the building/wing as on date 29.06.2017 of Registration is	Rs. 2,40,00,000/-
2.	Cost incurred as on 21.07.2017 (based on the Estimated cost)	Rs 1,27,54,944/-
3.	Work done in Percentage (as Percentage of the estimated cost)	53.14%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,12,45,056 /-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0

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TABLE B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Perticular	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29.06.2017 date of Registration is	Rs. 10,00,000/-
2.	Cost incurred as on 21.07.2017 (based on the Estimated cost)	Rs. 0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.10,00,000/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully,

Mr. SANDIP D. RANGDAL

(License No 457)



*** 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)

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