

## ENGINEER'S CERTIFICATE

Date : 03 July 2017

To,

**VTP Urban Projects Pune LLP**

**Subject :** Certificate of Percentage of Completion of Construction Work of 2 Building(s) of the Urban balance Project [MahaRERA registration no. \_\_\_\_\_] situated on the Plot bearing Survey no. 201 Part , Village -Hadpsar, Taluka- Haveli District - Pune demarcated by its boundaries ( latitude and longitude of the end points) Amenity Space 2+3part to the North, building J1,J2,J3 to the South, 18.00M Wide road to the East, Amenity space-1 to the West of Division Pune, village Hadpsar, taluka Haveli, District Pune, PIN 411028 admeasuring **5079.21** sq.mts. area being developed by **VTP Urban Projects Pune LLP**

**Ref : MahaRERA Registration Number** \_\_\_\_\_

Sir,

I/ We Mr. **Chetan Palresha** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 'L' & 'M'Building(s) of the Urban Balance Plot bearing Survey 201 Part , Village -Hadpsar, Taluka- Haveli District - Pune 411028

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

- (i) Ar. Minal Firake as Architect ;
- (ii) Ar. Reza kabul as project Architect ;
- (iii) Deshpande Dixit Associate - Liaisoning architect
- (iv) M/s. Architectural Energy Solutions as MEP Consultant
- (v) M/s. JW Consultants LLP as Structural Consultant
- (iv) M/s. Chetan Palresha as Project Manager / Engineer
- (v) Mr. Arun Kulkarni 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 **Mr. Arun Kulkarni** 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. 33.01 Cr.( 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 **PMRDA** ( planning authority) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 22.54 Cr. (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 **PMRDA** (planning Authority) is estimated at Rs. 10.47 Cr. ( 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 **Building 'L'** or called **Building 'L'**

(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<br>as on 31.5.2017 date of Registration is | Rs. 17.10 cr  |
| 2.     | Cost incurred as on 31.5.2017<br>(Based on the estimated cost)                       | Rs. 11.98 cr. |
| 3.     | Work done in Percentage<br>(As Percentage of the estimated cost)                     | 70 %          |

|                                               |              |
|-----------------------------------------------|--------------|
| 4. Balance Cost to be Incurred                | Rs. 4.71 cr. |
| (Based on Estimated Cost)                     |              |
| 5. Cost Incurred on Additional /Extra Items   | Rs. 00.00    |
| as on 31.7.2017 not included in the Estimated |              |
| Cost (Annexure A)                             |              |

### TABLE A

Building /Wing bearing Number **Building M** or called **Building M**  
(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  |             | Rs. 13.99 cr |
| as on 31.5.2017 date of Registration is       |             |              |
| 2. Cost incurred as on 31.5.2017              |             | Rs. 9.80 cr. |
| (Based on the estimated cost)                 |             |              |
| 3. Work done in Percentage                    |             | 70 %         |
| (As Percentage of the estimated cost)         |             |              |
| 4. Balance Cost to be Incurred                |             | Rs. 4.20 cr. |
| (Based on Estimated Cost)                     |             |              |
| 5. Cost Incurred on Additional /Extra Items   |             | Rs. 00.00    |
| as on 31.7.2017 not included in the Estimated |             |              |
| Cost (Annexure A)                             |             |              |

**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 31.5.2017 date of Registration is | Rs. 1.90 cr.  |
| 2.      | Cost incurred as on 31.5.2017 (based on the Estimated cost).                                                                                                 | Rs. 0.760 Cr. |
| 3.      | Work done in Percentage (as Percentage of the estimated cost).                                                                                               | 40 %          |
| 4.      | Balance Cost to be Incurred (Based on Estimated Cost).                                                                                                       | Rs.1.14 cr.   |
| 5.      | Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).                                                              | Rs. 0.00 cr.  |

Yours Faithfully,

**Mr. Chetan Palresha**  
Signature of Engineer.

**Annexure A**

List of Extra/Additional Items executed with Cost  
(Which was not part of the original Estimate of Total Cost)