

FORM-2 [see Regulation]

ENGINEER'S CERTIFICATE

Date: July 1, 2017

To

Mr. Ashwin Trimal

Proprietor Atharva Enterprises

2128, Sadashiv Peth, Vijayanagar Colony,

Pune – 411 030.

Subject: Certificate of Cost Incurred for Development of Truspace Prima Domus Phase I for Construction of Truspace Prima Domus Building in Phase I situated on the Plot bearing S. No. 32/2, Balewadi, Pune -- 411045 demarcated by its boundaries S. No.32/2 to the North S. No.33 to the South D.P. Road to the East S. No.32/1 to the West of Division Pune village Balewadi, Taluka Haveli District Pune PIN 411045 admeasuring 13300 sq.mts. area being developed by M/s. Atharva Enterprises

Ref: RERA Registration Number Applied for

Sir,

I, Prashant Pawar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered under RERA, being

Truspace Prima Domus Building situated on the plot bewaring C.N. No/Survey no./Final Plot no.32/2 of Division Pune village Balewadi Taluka Haveli District Pune PIN – 411045 admeasuring 10,165.45 sq.mts. area being developed by M/s. Atharva Enterprises

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

- (i) Shri. Avinash P. Nawathe as L.S./Architect;
- (ii) Shri. BalKulkarni as Structural Consultant
- (iii) M/s. Mclin Consultant as Plumbing Consultant
- (iv) M/s. Zopate Electrical Consultants as Electrical Consultant
- (v) M/s. Sujay Fire LLP as Fire Fighting Consultant
- (vi) M/s. Harmony Engineering as HVAC Consultant
- (vii) Shri. Vishal Yadav 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. Vishal Yadav quantity Surveyor* 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. 420,021,156/-. 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 PMC being the planning Authority under whose jurisdiction the aforesaid project is being implement.
4. The Estimated Cost Incurred till date is calculated at Rs. 187,802,517/-. 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 PMC (planning Authority) is estimated at Rs. 232,218,639/-.
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 Phase I called Truspace Prima Domus
(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 30/06/2017 date of Registration is	Rs. 374,974,201/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 186,571,081/-
3	Work done in percentage (as percentage of the estimated cost)	49.76%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 188,403,120/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 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 including amenities and Facilities in the layout as on 30/06/2017 date of Registration is	Rs. 45,046,955/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 1,231,436/-
3	Work done in Percentage (as Percentage of the estimated Cost)	2.73%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 43,815,519/-
5	Cost Incurred on Additional /Extra Items As on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

Yours Faithfully



Prashant B. Pawar

(Licence No. REG/PMC/STE/0035/15)

*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)