



MERIT Consultancy

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 19/07/2017

To,

Atrium Homes LLP

Anandi Gopal, Office No.6,

4th Floor, CTS No.1195/2

F.C Road, Shivaji Nagar, Pune -411005

Subject : Certificate of Percentage of Completion of Construction Work of B & C Building(s) of the ATRIUM SKYWARD Project [MahaRERA Registration Number NA] situated on the Plot bearing 5,6 and 7 Opposite Bishop's School, Near NIBM, Undri, Pune -411060 demarcated by its boundaries (latitude and longitude of the end points) Adjoining private property S.no 5 part undri to the North, 9 m wide internal road to the South, 12m wide village road to the East, Adjoining private property S.no 7 part undri to the West. Admeasuring 12700 sq.mts. Area being developed by ATRIUM HOMES LLP

Ref: MahaRERA Registration Number NA

Sir,

I/ We Merit Consultancy have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being B & C Building(s) situated on the plot bearing 5,6 and 7 Opposite Bishop's School, Near NIBM, Undri, Pune -411060 admeasuring 12700 sq.mts. Area being developed by ATRIUM HOMES LLP

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

(i) M/s CUBIX ARCHITECT as L.S. / Architect ;

(ii) M/s Sunil Mutalik & Associates as Structural Consultant

(iii) M/s McLIN Consultants Pvt Ltd as MEP Consultant

(iv) M/s Keystone QS Unlimited 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 Keystone QS Unlimited as Quantity 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.25,44,37,396 /- 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 25,44,37,396/- (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. 18,34,54,541/- (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 _____

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

Sr. No.	Particulars		
		Building B	Building C
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	9,73,13,062/-	9,49,52,114/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	2,83,95,061/-	4,25,77,794/-
3	Work done in Percentage (as Percentage of the estimated cost)	29.18%	44.84%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,89,18,001/-	5,23,74,320/-
5	Cost Incurred on Additional /Extra Items as on 12/06/2017 not included in the Estimated Cost (Annexure A)		

TABLE B

Sr. No.	Particulars	Amounts (Rs.)	
		Building B	Building C
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	6,21,72,220/-	
2	Cost incurred as on 30/06/2017 (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)	6,21,72,220/-	
5	Cost incurred on Additional /Extra Items as on 12/06/2017 not included in the Estimated Cost (Annexure A)	0	

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)