

ENGINEER'S CERTIFICATE

Date : 07 July 2017

To,

VTP Mohite Associates

Subject : Certificate of Percentage of Completion of Construction Work of 5 Building(s) of the Urban Nest Phase1 Project [MahaRERA registration no. _____] situated on the Plot bearing Survey noS. No. 58/2B, S. No. 58/2/1A AND 58/2/2A, Village -Undri, Taluka -Haveli District - Pune demarcated by its boundaries (latitude and longitude of the end points) Commercial 1 & commercial 2 North, S.no. 57 part to the South, 12.00M Wide road and Amenity to the East, s.no.58 part to the West of Division Pune, village Undri, taluka Haveli, District Pune, PIN 411060 admeasuring **14584.73** sq.mts. area being developed by **VTP Mohite Associates**

Ref : MahaRERA Registration Number _____

Sir,

I/ We Mr. **Neeraj Dabriwal** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Buildings A1,A2,A3, B1,B2, OF Project Urban Nest Phase1 Survey noS. No. 58/2B, S. No. 58/2/1A AND 58/2/2A, Village -Undri, Taluka- Haveli District - Pune

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

- (i) Ar. Dwp Intrics as project Architect ;
- (ii) Ar.Crystal Arch Landmarks Laisioning architect
- (iii) Mrs. Minol Firake architect
- (iv) M/s. Architectural Energy Solutions as MEP Consultant
- (v) M/s. JW Consultants LLP as Structural Consultant
- (iv) M/s. Neeraj Dabriwal 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. 77.37 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. 17.47 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. 59.86 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 **A1 building**

(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 as on 31.5.2017 date of Registration is	Rs. 15.45 cr
2.	Cost incurred as on 31.5.2017 (Based on the estimated cost)	Rs. 4.03 cr.
3.	Work done in Percentage	26%

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(As Percentage of the estimated cost)

4. Balance Cost to be Incurred

Rs. 11.42 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 **A2 building**

(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. 13.86 cr

as on 31.5.2017 date of Registration is

2. Cost incurred as on 31.5.2017

Rs. 4.26 cr.

(Based on the estimated cost)

3. Work done in Percentage

30%

(As Percentage of the estimated cost)

4. Balance Cost to be Incurred

Rs. 9.59 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 ABuilding /Wing bearing Number **A3 building**

(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 as on 31.5.2017 date of Registration is	Rs. 12.95 cr
2.	Cost incurred as on 31.5.2017 (Based on the estimated cost)	Rs. 4.26 cr.
3.	Work done in Percentage (As Percentage of the estimated cost)	32.9%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8.68 cr.
5.	Cost Incurred on Additional /Extra Items as on 31.7.2017 not included in the Estimated Cost (Annexure A)	Rs. 00.00

TABLE ABuilding /Wing bearing Number **B1 building**

(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 as on 31.5.2017 date of Registration is	Rs. 15.10 cr
2.	Cost incurred as on 31.5.2017	Rs. 2.95 cr.



(Based on the estimated cost)

3. Work done in Percentage 19.56 %

(As Percentage of the estimated cost)

4. Balance Cost to be Incurred Rs. 12.14 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 **B2 building**

(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 as on 31.5.2017 date of Registration is	Rs. 12.94 cr
2.	Cost incurred as on 31.5.2017 (Based on the estimated cost)	Rs. 1.78 cr.
3.	Work done in Percentage (As Percentage of the estimated cost)	13.78 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11.15 cr.
5.	Cost Incurred on Additional /Extra Items as on 31.7.2017 not included in the Estimated Cost (Annexure A)	Rs. 00.00 -

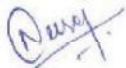


TABLE B

(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. 7.07 cr.
2.	Cost incurred as on 31.5.2017 (based on the Estimated cost).	Rs. 0.19 Cr.
3.	Work done in Percentage (as Percentage of the estimated cost).	2.7 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.6.88 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. Neeraj Dabriwal
Signature of Engineer.

Annexure A

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