

RAJENDRAKUMAR SHARMA

(B.E.CIVIL)

C-234, Lane no 18, Satyapuram co-operative Hs. Soc. Ltd. Pune Saswad
Road, Phursungi, Pune-412308

REF. NO. – RS/10/2017

DATE – 20/07/2017

To,

**The Bharucha & Sons Realtors & Developers Pvt. Ltd.,
31/1, Kutika, Pune-Solapur Road, Pune - 411013.**

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of '3' (Three) buildings/ '3' (Three) Wing(s) of the 1- (First) Phase (MahaRERA Registration Number) situated on the Plot bearing Gut no. 595 & 597/2 of village Kanhe Taluka, Maval District Pune demarcated by its boundaries 18°45'39.6"N 73°36'08.2"E to the North, 18°45'31.6"N 73°36'09.6"E to the South, 18°45'36.6"N 73°36'13.6"E to the East, 18°45'36"N 73°36'06.5"E to the West, of village Kanhe Taluka Maval District Pune, admeasuring 56100.00 sq.mts. area being developed by Bharucha & Sons Realtors & Developers Pvt. Ltd

Ref: MahaRERA Registration Number _____

Sir,

I Rajendra Sharma have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 3 (Three) Buildings/ 3 (Three) Wings of the 1 - (First) Phase situated on the plot bearing Gut no. 595 & 597/2 of village Kanhe Taluka, Maval District Pune admeasuring 56100.00 sq.mts. area being developed by Bharucha & Sons Realtors Pvt. Ltd.

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

(i) Shri. Amol Hatkar M/s. Arcadis Architectural

Consultants Pvt.Ltd.- as Project Architect

(ii) Shri. Laxman Thite as L.S. Architect

(iii) Shri. Kedar Phadanis as Structural Consultant

(iv) Shri. Gopal Krishna Sagari & Amarnath Chakradev as MEP Consultant

(v) Shri. Rajendrakumar Sharma as Engineer

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. Rajendrakumar Sharma 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. 40,09,87,020/- (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. 31,00,00,000/- (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. 9,09,87,019/- (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 - IRIS

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30 th April, 2017 date of Registration is	Rs. 10,97,70,328/-
2	Cost incurred as on 30 th April, 2017 (based on the Estimated cost)	Rs. 10,46,40,702/-
3	Work done in Percentage (as Percentage of the estimated cost)	95.32%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 51,37,626/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

TABLE A

Building - Tulip

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30 th April, 2017 - date of Registration is	Rs. 7,33,68,659/-
2	Cost incurred as on 30 th April, 2017 (based on the Estimated cost)	Rs. 6,99,35,006/-
3	Work done in Percentage (as Percentage of the estimated cost)	95.32 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 34,33,653/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

TABLE A

Building - Carnation

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30 th April, 2017 date of Registration is	Rs. 10,64,16,200/-
2	Cost incurred as on 30 th April, 2017 (based on the Estimated cost)	Rs. 10,01,37,652/-
3	Work done in Percentage (as Percentage of the estimated cost)	94.10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 62,78,556/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

TABLE A

Villa's No. 11, 12, 13, 14

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30 th April, 2017 date of Registration is	Rs. 1,61,76,736/-
2	Cost incurred as on 30 th April, 2017 (based on the Estimated cost)	Rs. 1,39,79,935/-
3	Work done in Percentage (as Percentage of the estimated cost)	86.42 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 21,96,801/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

TABLE A

Villa's No. 15, 16 & 17

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30 th April, 2017 date of Registration is	Rs. 2,50,00,000/-
2	Cost incurred as on 30 th April, 2017 (based on the Estimated cost)	00
3	Work done in Percentage (as Percentage of the estimated cost)	00
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,50,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

TABLE A

Club House & Swimming Pool

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30 th April, 2017 date of Registration is	Rs. 4,00,00,000/-
2	Cost incurred as on 30 th April, 2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

TABLE B

Development Work (Internal & External)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30th April, 2017</u> date of Registration is	Rs. 3,02,47,089/-
2	Cost incurred as on <u>30th April, 2017</u> (based on the Estimated cost)	Rs. 2,13,06,706/-
3	Work done in Percentage (as Percentage of the estimated cost)	70.44 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 89,40,383/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

Yours Faithfully,



Signature of Engineer

RAJENDRAKUMAR SHARMA
 B.E.CIVIL

 234, Lane No.18, Satyapuram Co-op
 HSG.Soc.Ltd.Pune Saswad Road,
 Phursungi, Pune- 412308