

Form-2
(See regulations 3)
ENGINEER'S CERTIFICATE

Date 21/07/2017

To,
Siddharth Properties ,
501, Eden Hall, Model colony
Opp Om Super Market
Shivajinagar
Pune-411016

Subject : Certificate of cost Incurred for development of SAARRTHI SWADESH for construction of 4 buildings of the Single Phase (MahaRERA Registration Application) situated on the plot bearing survey No. No. 359 demarcated by its boundaries (latitude 18°45'43.3"N and longitude 73°36'24.7"E of the end points)

North: Adjacent gat no 360

South: Block no 345, 346, 347,348,349

East: adjacent gat no 361 357 356 355 352 351

West: adjacent village kanhe shiv

Village Jambul PIN 412106 admeasuring 25690 Sq. Mt area being developed by Promoter

Ref: MahaRERA Registration Application

Sir,

I Vishal Khopkar have undertaken assignment of certifying Estimated Cost, for the said Real Estate Project proposed to be registered under MahaRERA , being 4 Buildings of the Single Phase situated on the plot bearing Survey NO. 359 of Division Village Jambul Taluka Maval District Pune PIN 412106 admeasuring 25690 sq mt area being developed by Promoter

1. Following technical professionals are appointed by owner/ promoter:-

- (i) M/s Gohad Architect as Liasoning Architect
- (ii) M/s Abhikalpan Architects & planners as Design Architect;
- (iii) M/s Hansal Parikh & Associates as Structural Consultant
- (iv) M/s Siddhivinayak Electricals as Electrical Consultant
- (v) M/s Amit Infrastructure Consultants as Plumbing consultant

2. We have estimated the cost of the completion to obtain Completion Certificate, of the civil, MEP and Allied works, of the Buildings of the project. Our estimated cost calculations are based on the Drawings/Plans made available to us for the project under reference by the Promoter and Consultants and the Schedule of items and Quantity for the entire work as calculated by Mr Jitendra Jadhav (Engineer) appointed By Developer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated cost of completion of the buildings of the aforesaid project under reference as Rs. 34,00,00,000 (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 complete for the purpose of obtaining completion certificate for the buildings from the Pune Metropolitan Regional Development 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. 14,15,42,556 (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 Completion Certificate from PMRDA (Planning Authority) is estimated at Rs, 19,84,57,444 (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 1 or called A WING
(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated Cost of the Building /Wing as on 21/07/2017 date of Registration is	Rs.6,32,82,063.
2	Cost incurred as on 21/07/2017 (Based on the Estimated Cost)	Rs. 2,33,13,410.
3	Work done in percentage (as percentage of the estimated Cost)	37 %
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs.3,99,68,653.
5	Cost Incurred on Additional /Extra Items as on 21/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0

TABLE A
Building / Wing Bearing Number 2 or called B WING
(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated Cost of the Building /Wing as on 21/07/2017 date of Registration is	Rs. 6,83,81,635.
2	Cost incurred as on 21/07/2017 (Based on the Estimated Cost)	Rs. 2,49,46,161.

3 Work done in percentage (as percentage of the estimated Cost)	37 %
4 Balance Cost to be Incurred (Based on Estimated Cost)	Rs.4,34,35,474.
5 Cost Incurred on Additional /Extra Items as on 21/07/2017 not included in the	Rs. 0
Estimated Cost (Annexure A)	

TABLE A
Building / Wing Bearing Number 3 or called C WING
(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr No.	Particulars	Amounts
(1)	(2)	(3)
1 Total Estimated Cost of the Building /Wing as on 21/07/2017 date of Registration is		Rs.6,32,82,063.
2 Cost incurred as on 21/07/2017 (Based on the Estimated Cost)		Rs. 2,56,29,488.
3 Work done in percentage (as percentage of the estimated Cost)		40 %
4 Balance Cost to be Incurred (Based on Estimated Cost)		Rs.3,76,52,575.
5 Cost Incurred on Additional /Extra Items as on 21/07/2017 not included in the		Rs. 0
Estimated Cost (Annexure A)		

TABLE A
Building / Wing Bearing Number 4 or called D WING
(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr No.	Particulars	Amounts
(1)	(2)	(3)
1 Total Estimated Cost of the Building /Wing as on 21/07/2017 date of Registration is		Rs.6,32,82,063.
2 Cost incurred as on 21/07/2017 (Based on the Estimated Cost)		Rs. 2,43,16,045.
3 Work done in percentage (as percentage of the estimated Cost)		39 %
4 Balance Cost to be Incurred (Based on Estimated Cost)		Rs.3,89,66,017.
5 Cost Incurred on Additional /Extra Items as on 21/07/2017 not included in the		Rs. 0

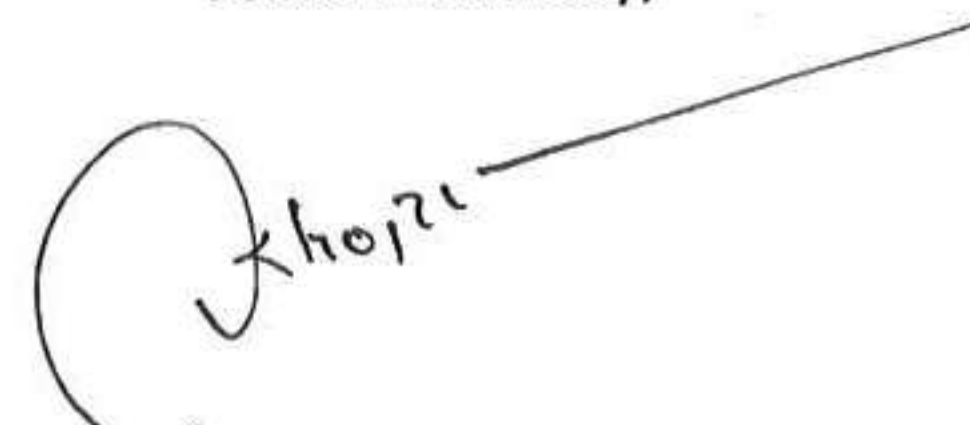
Estimated Cost (Annexure A)

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated Cost of the Internal and External Development Works Including amenities and date of Registration is	Rs. 8,17,72,176.
2	Cost incurred as on 21/07/2017 (Based on the estimated cost).	Rs. 4,33,37,452 .
3	Work done in Percentage (as Percentage of the estimated cost).	53 %
4	Balance cost to be incurred (Based on Estimated Cost)	Rs 3,84,34,723 .
5	Cost Incurred on Additional /Extra items as on 21/07/2017 not included in the Estimated Cost (Annexure A)	Rs 0

Yours Faithfully,


Vishal Khopkar
Signature of Engineer.
(License No.....)

***Note:**

1 The scope of work is to complete entire Real Estate Project as per drawings approved from 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 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 included all labor , 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)**