

Swapnil Nimhan

ENGINEER & ESTIMATOR

B.E.(CIVIL)

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FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 25/07/2017

To
Ms. Stone Shelters LLP,
C-402, Fortune Wisteria,
Marunje Road,
Opp Silver Spoon Hotel,
WAKAD, Bhumkar Chowk.
Pune-411 057

Subject: Certificate of Cost Incurred for Development of "Bappa Residency" for Construction building (MahaRERA Registration Number) situated on the Plot bearing Surey no 41/2 Demarcated by its boundaries (18°35'15.3" N 73°44'31.2" E) Internal Road & of 41/2 (part) to the North, Surey No 71 to the South, Part of 41/2 to the East, Road to the West. Of Village - Hinjewadi, Taluka- Mulshi, District - Pune, PIN-411057 admeasuring 3950 sq.mts. area being developed by Ms. Stone Shelters LLP

Ref: MahaRERA Registration Number _____

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building situated on the plot bearing Survey no 41/2 of village- Hinjewadi, Taluka- Mulshi, District-Pune PIN-411057 admeasuring 3950 sq.mts. Area being developed by Ms. Stone Shelters LLP.

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

- (i) M/s- Concept Architect & Interiors as L.S. / Architect ;
- (ii) M/s- G.A. Bhilare Consultants Pvt. Ltd.as Structural Consultant

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 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 11,26,71,698/- (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 P.M.R.D.A. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 92, 12,365/- (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 P.M.R.D.A. (planning Authority) is estimated at Rs 10,34,59,333/- (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 :

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Engineer

TABLE A

Building /Wing bearing Number or called "BAPPA RESIDENCY"

(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 25/07/2017 date of Registration is	Rs. 11,26,71,698 /-
2	Cost incurred as on 25/07/2017 (based on the Estimated cost)	Rs. 92,12,365 /-
3	Work done in Percentage (as Percentage of the estimated cost)	8.17 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,34,59,333 /-
5	Cost Incurred on Additional / Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

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 25/07/2017 date of Registration is	Rs. 0 /-
2	Cost incurred as on 25/07/2017 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0 /-
5	Cost Incurred on Additional / Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully

Swapnil NIMHAN



Signature of Engineer
(MR SWAPNIL NIMHAN)