

PRAKASH SAVJIBHAI GOTHI

B-901, Canabee Plot no:-16, Sector -36, Kamothe, Navi Mumbai 410209. Mob no: 9819862459

ENGINEERS CERTIFICATE

Date:15/07/2017.

To

M/S. AKSHAR LAND DEVELOPERS PVT. LTD.
230, 2nd Floor, Big Splash, Plot No. 78 & 79,
Sector - 17, Vashi, Navi Mumbai-400 705.

Subject: Certificate of Cost Incurred for development of **ELEMENTA** for construction of 11 No. of Buildings of the Project [Maha RERA Registration Number] situated on the Survey no. 55/1, 56/1, 57/1, 57/2, 57/3, 57/4, at Village- Tathwade, Taluka- Mulshi, District- Pune demarcated by its boundaries (NORTH -18° 36' 52.55"N, 73°45'18.26E, EAST -18° 36' 47.43"N, 73° 45' 21.11"E, SOUTH-18° 36' 44.39"N, 73° 45' 17.04"E, WEST 18° 36' 49.54"N, 73° 45' 13.23"E) East by- partly Government Dairy Farm and Partly by IIMM College.South By Kalakhadak Maranji Road ,West –Wakad Tathwade Service Road and North By land bearing C.T.S.No 59,60,55&55 Pune, Village :Tathwade, taluka: Mulshi, District: Pune, PIN -411033, admeasuring 110268.00 sq.mts .area being developed by [Akshar Land Developers Pvt.Ltd.]

Ref: Maha RERA Registration Number _____.

Sir,

I Shri Prakash sayjibhai gothi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 No. of Building of the ONLY Phase of the project situated on the Survey no. 55/1, 56/1, 57/1, 57/2, 57/3, 57/4, at Village- Tathwade, Taluka- Mulshi, District- Pune, admeasuring **110268.00 sq.mts**. Area being developed by **Akshar Land Developers Pvt.Ltd.**

Following technical professionals are appointed by Owner / Promoter:-

- (i) Ar. Vikas Achalkar as Architect
- (ii) M/s Structural Concept Consultant as Structural Consultant
- (iii) Shri sailesh bachubhai arethiya as Quality Surveyor

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1. 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 quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.3,94,89,668/-. (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 PIMPRI CHINCHWAD MUNICIPAL CORPORATION. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs.3,92,22,636/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 PIMPRI CHINCHWAD MUNICIPAL CORPORATION is estimated at Rs.2,67,032/- (Total of Table A and B).
5. 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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Table A
Wing 'A2'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15/07/2017 of Registration is	Rs.71,52,000/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs.71,02,890/-
3	Work done in Percentage (as Percentage of the estimated cost)	99%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 49,110/-
5	Cost Incurred on Additional /Extra Items as on 15/7/2017 not included in the Estimated Cost (Annexure A)	Rs.0/-

Table A
Wing 'A5'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15/07/2017 of Registration is	Rs.3,09,17,668/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs.3,06,99,746/-
3	Work done in Percentage (as Percentage of the estimated cost)	99%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,17,922/-
5	Cost Incurred on Additional /Extra Items as on 15/7/2017 not included in the Estimated Cost (Annexure A)	Rs.0/-

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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 15/07/2017 of Registration is	Rs.14,20,000/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs.14,20,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.0/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	Rs.0/-

Yours Faithfully,



Signature of Engineer
(ER. PRAKASH SAVJIBHAI GOTHII)
(PAN. NO. AWCPG2161N)

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*** 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)