

FORM-2 (see Regulation 3)
ENGINEER'S CERTIFICATE

Date: 24.07.2017

To,

Empire Properties.
CTS No. 4510/1, Chinchwad,
Pune 411019.

Subject : Certificate of Cost incurred for Development of Empire Square Phase II for Construction of building Nos. A, D and I & J situated on the plot bearing City Survey No. 4746(P), 4751(P) and 4752(P) demarcated by its boundaries (latitude and longitude of the end points) $18^{\circ} 63' 79.38''$ N ; $73^{\circ} 80' 13.58''$ E to the North $18^{\circ} 63' 51.93''$ N ; $73^{\circ} 80' 11.90''$ E to the South $18^{\circ} 63' 59.27''$ N ; $73^{\circ} 80' 19.94''$ E to the East $18^{\circ} 63' 62.53''$ N ; $73^{\circ} 80' 03.83''$ E to the West of Division Pune, village Chinchwad, taluka Haveli, District Pune, PIN 411019 total admeasuring 47445.96 sq. mts. (area of Empire Square Phase II 15022 sq. mtrs. proportionate plot area and open space 2325.24 sq. mtrs.) being developed by Empire Properties (Promoter).

Ref. : For Registration under RERA.

Sir,

I, Sameer Dashrath Kamble have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being building Nos. A, D and I & J comprising in Empire Square Phase II situated on the plot bearing City Survey No. 4746(P), 4751(P) and 4752(P) of Division Pune, village Chinchwad, taluka Haveli, District Pune PIN 411019, total area admeasuring 47445.96 sq. mtrs. (area of Empire Square Phase II 15022 sq. mtrs. proportionate plot area and open space 2325.24 sq. mtrs.), area being developed by Empire Properties.

1. Following technical professionals are appointed by Promoter:-

M/s. Solespace represented by proprietor Ar. Shashank Phadke as Licenced Architect.

M/s. JW Consultants LLP represented by its designated partner Mr. Achyut Watve as Structural Consultant.

M/s. Consolidated Consultants and Engineers Private Limited represented by its Managing Director Mr. Vinod Kumar Jain as MEP Consultant (for Mechanical and Electrical consultancy).

M/s. Mclin Consultants Private Limited represented by its Director Mr. Vinay G. Phadnis as MEP Consultant (for Plumbing consultancy).

Shri Prasad Jagannath Chaudhari as Quantity Surveyor.

2. I have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Empire Square Phase II consisting of building Nos. A, D and I & J. My estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Promoter and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Prasad Jagannath Chaudhari, Quantity Surveyor appointed by Promoter, and the assumption of the cost of material, labour and other inputs made by Promoter, and the site inspection carried out by me.
3. I estimate Total Estimated Cost of completion of the buildings of the aforesaid project under reference as Rs. 13964 Lakhs. The estimated Total Cost of project is with reference to Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building Nos. A, D and I & J from the Pimpri Chinchwad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 8058 Lakhs. 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 Nos. A, D and I & J of the subject project to obtain Occupation Certificate / Completion Certificate from Pimpri Chinchwad Municipal Corporation (Planning Authority) is estimated at Rs. 5906 Lakhs.
6. I certify that the Cost of the Civil, MEP and allied works for the aforesaid project as completed on the date of this certificate is as given in Table A and B below.

TABLE A

Building A

Sr. No.	Particulars	Amounts Rs. in Lakhs
1	Total Estimated cost of the Building as on 24.07.2017 being date of Registration is	3751
2	Cost incurred as on 24.07.2017 (based on the estimated cost)	1393
3	Work done in Percentage (as % of the estimated cost)	37.14%
4	Balance Cost to be Incurred (based on the estimated cost)	2358
5	Cost Incurred on Additional / Extra Items as on 24.07.2017 not included in the Estimated Cost (Annexure A)	Nil

Building D

Sr. No.	Particulars	Amounts Rs. in Lakhs
1	Total Estimated cost of the Building as on 24.07.2017 being date of Registration is	3083
2	Cost incurred as on 24.07.2017 (based on the estimated cost)	1573
3	Work done in Percentage (as % of the estimated cost)	51.02%
4	Balance Cost to be Incurred (based on the estimated cost)	1510
5	Cost Incurred on Additional / Extra Items as on 24.07.2017 not included in the Estimated Cost (Annexure A)	Nil

Building I & J

Sr. No.	Particulars	Amounts Rs. in Lakhs
1	Total Estimated cost of the Building as on 24.07.2017 being date of Registration is	5104
2	Cost incurred as on 24.07.2017 (based on the estimated cost)	4276
3	Work done in Percentage (as % of the estimated cost)	83.78%
4	Balance Cost to be Incurred (based on the estimated cost)	828
5	Cost Incurred on Additional / Extra Items as on 24.07.2017 not included in the Estimated Cost (Annexure A)	Nil

TABLE B

(Internal & External Development Works in Respect of the entire Registered Phase)

Sr. No.	Particulars	Amounts Rs. in Lakhs
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24.07.2017	2026
2	Cost incurred as on 24.07.2017 (based on the estimated cost)	816
3	Work done in Percentage (as % of the estimated cost)	40.28%
4	Balance Cost to be Incurred (based on the estimated cost)	1210
5	Cost Incurred on Additional / Extra Items as on 24.07.2017 not included in the Estimated Cost (Annexure A)	Nil

Yours faithfully,



(Sameer D. Kamble)
Signature of Engineer