

## ENGINEER'S CERTIFICATE

Date:-31/12/2017

To,  
The Partner,  
Rahul Garg,  
Gagan Developers,  
Koregaon Park.  
Pune-411001

Subject :- Certificate of Cost Incurred for Development of Gagan Tisha for Construction of A building of the first Phase ( MahaRERA Registration Number) situated on the Plot bearing survey no. 18/1. Demarcated by its boundaries S.NO. 19 to the North S. No 18 to the South S. No 18 to the East and ROAD & S.NO.18 to the West of Pune Division, Undri village of Haveli taluka of Pune district 411060 admeasuring 4525 sq.mts. Area being developed by M/S Gagan Developers.

Sir,

I, Vaibhav Ingavale B.E.(CIVIL) have undertaken assignment of certifying the Estimated Cost of Gagan Tisha proposed to be registered under MAHARERA being A Building of the Gagan Tisha Project, situated on the plot bearing survey no. 18/1 of Pune Division Undri village of Haveli taluka of Pune district – 411060 admeasuring 4525 sq.mts. Area being developed by M/S Gagan Developers.

1. Technical Professional Details-

M/S. Cubix Architect - LS/Architect

Mr. Rajesh Mankani (Design Werkz) – Structural Consultant

M/s. Sumit Fire Engineers – Mechanical Consultant (Fire fighting)

M/s. Empower Electrical Consultant – Electrical Consultant

M/s. Urjal Consultant Pvt Ltd – Pumping consultant

Mr. Prafull Sali (PM) – Site Supervisor

2. I 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. Vaibhav Ingavale 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 cost of completion of the buildings of the aforesaid project under reference as RS. 12,97,45,652.93/- 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 2,33,83,775/- (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. 10,63,61,877.93/- ( 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

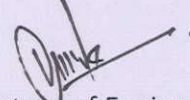
Building A

| Sr. No | Particulars                                                                                          | Amounts                    |
|--------|------------------------------------------------------------------------------------------------------|----------------------------|
| (1)    | (2)                                                                                                  | (3)                        |
| 1      | Total Estimated cost of the building/wing as on <u>31/12/2017</u> date of Registration is            | Rs. <u>10,73,67,468.41</u> |
| 2      | Cost incurred as on <u>31/12/2017</u> (based on the Estimated cost )                                 | Rs. <u>2,03,05,103/-</u>   |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                       | <u>18.91</u> %             |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                | Rs. <u>87062471.8 /-</u>   |
| 5      | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) | Rs. _____                  |

TABLE B

| Sr. No.<br>(1) | Particulars<br>(2)                                                                                                                                                 | Amounts<br>(3)            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1              | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>31/12/2017</u> date of Registration. | Rs. <u>22378078.13 /-</u> |
| 2              | Cost incurred as on <u>31/12/2017</u> (based on the Estimated cost).                                                                                               | Rs. <u>30,78,672.0 /-</u> |
| 3              | Work done in Percentage (as Percentage of the estimated cost).                                                                                                     | <u>14 %</u>               |
| 4              | Balance Cost to be Incurred (Based on Estimated Cost).                                                                                                             | Rs. <u>19299406.13 /-</u> |
| 5              | Cost Incurred on Additional /Extra Items as on <u>31/12/2017</u> not included in the Estimated Cost (Annexure A).                                                  | Rs. _____                 |

Yours Faithfully,



Signature of Engineer.

