

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

Date: 10/10/2017

Reference No: PL1045/RERA/BANK CERTIFICATE/17-18/002

TO,

**DNV Realty,
Elite House, 93, B/6,
Senapati Bapat Road, Shivaji Nagar,
Pune 411053**

Subject : Certificate of Cost Incurred for Development of DNV Arcelia for Construction of C building(s) of the 3RD Phase (MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. S.No.76/4/1, Ravet, Pimpri Chinchwad demarcated by its boundaries (latitude and longitude of the end points) Lat: 18.660515°N, Long: 73.742429°E to the North, Lat: 18.660277°N, Long: 73.742310°E to the South, Lat: 18.660152°N, Long: 73.743448°E to the East, Lat: 18.660586°N, Long: 73.741284°E to the West Village Ravet Taluka Haveli District Pune PIN 412101 admeasuring 6700 sq.mts. area being developed by [Promoter]

Ref : MahaRERA Registration Number _____

Sir,

We Planedge Consultants Pvt Ltd, 1st Floor, Galaxy Square, CTS No 504, Jawaharlal Nehru Road, Modern Bakery Chowk, Nana Peth Pune -02 have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being C Building(s) of the 3RD Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. S.No. 76/4/1, Ravet , Village Ravet, Taluka Haveli District _Pune PIN 412101 admeasuring 670 (6700*0.5/5=670 Proportionate area) sq.mts. area being developed by [Owner/Promoter]

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

- (i) M/s Laxman Thite Architect, 18, Shivajinagar, Pune -05 as L.S. / Architect;
- (ii) M/s G.A.Bhilar Consultants Pvt Ltd., Gaurinandan, Plot No.13, Shantisheela Society, Near FTII, Law College Road, Erandwane, Pune as Structural Consultant
- (iii) M/s Aquamate Consltants Pvt Ltd, 6, Vishnu Laxmi Society, Near Nal Stop,, Behind Karve Road Pune-411004 as MEP Consultant
- (iv) M/s Zopate Electrical Consltants Pvt Ltd, Off.215A, 2nd Floor, Bldg-B, Pride Purple Square, Kalwadi Phata, Wakad, Pune-57 as electrical Consultant.
- (v) Lama Arkitekts, D1,703, Prymia, Near Zeal College, Narhe, Dhayari Road, Narhe, Pune -411041 as a Landscape Architect.
- (vi) M/s /Shri/Smt **Akanksha Gandhi, Planedge Consultants Pvt Ltd, 1st Floor, Galaxy Square, CTS No 504, Jawaharlal Nehru Road, Modern Bakery Chowk, Nana Peth Pune -02** as Quantity Surveyor

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 **Akanksha Gandhi**, Planedge Consultants Pvt Ltd, 1st Floor, Galaxy Square, CTS No 504, Jawaharlal Nehru Road, Modern Bakery Chowk, Nana Peth Pune -02 quantity Surveyor* 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 Estimated Cost of completion of the building **C Buildings** (s) of the aforesaid project under reference as **Rs 2,02,94,544**. (Total of Table C). 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 PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,93,61,116/-** (Total of Table C) . 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 PCMC (planning Authority) is estimated at **Rs. 9,33,428/-** (Total of Table C).

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 - 1

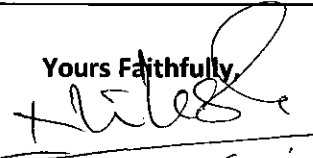
Building /Wing bearing Number C Building or called 3RD phase

(To be prepared separately for each Building /Wing of the Real Estate Project)

C Building		
Sr.No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the C building/wing as on 30 th Sept 2017 date of Registration is	Rs. 1,75,80,410/-
2.	Cost incurred as on 30 th Sept 2017 (based on the Estimated cost)	Rs 1,72,62,369/-
3.	Work done in Percentage (as Percentage of the estimated cost)	98 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,18,041/-
5.	Cost Incurred on Additional /Extra Items as on 30 th Sept 2017 not included in the Estimated Cost (Annexure A)	Rs.0/-

TABLE B-1
(to be prepared for the entire registered phase of the Real Estate Project)
C Building Infra

Sr.No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30 th Sept 2017 date of Registration is	Rs. 27,14,134/-
2.	Cost incurred as on 30 th Sept 2017 (Based on the Estimated cost).	Rs. 20,98,747/-
3.	Work done in Percentage (As Percentage of the estimated cost).	77.32 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 6,15,387/-
5.	Cost Incurred on Additional /Extra Items as on 30 th Sept 2017 not included in the Estimated Cost (Annexure A).	Rs. 0/-

Yours Faithfully,

 Signature of Engineer.
 (Licence No. REG/PMC/1452/14)

*** 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)